



West Drive Wootton Hall

Guide Price £180,000

Hawkins & Patterson
ESTATE AGENTS



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West Drive Wootton Hall

Well cared for 2 double bedroom Park Home with parking & a sheltered garden. Generous sitting room, adjacent dining room. Dual aspect breakfast kitchen, Bathroom. all double glazed & centrally heated. A great value Park Home on a highly regarded site.

APPROACH

West Drive is a cul de sac in the heart of the Park. Pretty well stocked front garden, wide paving & steps leads to,

PORCH

Upvc double glazed windows & doors. inner double doors into,

HALL

It could be a sun room? Full height double glazed windows overlooking the front garden. Obscure glazed door into,

BREAKFAST KITCHEN - 4.22m x 2.46m (13'10" x 8'1")

A bright & attractive room with Upvc double glazed windows at the front & side. Range of floor & wall cupboards in cream laminate. Beech laminate flooring which extends throughout the reception rooms. Space for a gas cooker, recess with plumbing for a washing machine & fridge. Sink & drainer. Cupboard housing Worcester Combination boiler with adjacent large airing cupboard with sliding doors.

DINING ROOM - 2.95m x 2.13m (9'8" x 7'0")

Upvc side window. Wide archway into,

SITTING ROOM - 5.38m x 2.82m (17'8" x 9'3")

A generous room with shallow bow window on the side & patio doors at the front. Feature archway with inglenook containing coal effect electric fire.





INNER HALLWAY

With store cupboard.

BATHROOM

a white "shell" effect suite providing bath below Upvc obscure double glazed window
Electric shower. WC & wash basin.

BEDROOM ONE - 3.81m x 2.87m (12'6" x 9'5")

Fitted wardrobes along one wall including three drawer dressing table.

BEDROOM TWO - 2.87m x 2.64m (9'5" x 8'8")

Double wardrobe & three drawer storage.

GARDEN

The current owners pride & joy. Profusely stocked to provide colour & interest throughout the year. At the back is the original garden wall with part covered veranda to sit below in privacy. Garden shed

DRIVEWAY PARKING

Paved & gravel drive for two cars.

GENERAL INFORMATION

One owner has to be a minimum of 50 years old. The current pitch fee is £194 per month (reviewed in July) Council tax is Band A, When viewing it is best to park outside the site office/post office & walk along to West Drive.



PARK OVERVIEW

Wootton Hall residential park is ideal for much more than just stunning scenery and getting back in touch with nature. With Henley-in-Arden just a few short miles away, our residents also reap the benefits that come from having a town close by. Boasting a selection of shops and facilities including supermarkets, healthcare, churches, and a traditional town market, everything you need is within easy reach at Wootton Hall.

Similarly, our residents also benefit from the range of top-quality amenities available right here on our site. These include a shop, post office, clubhouse, bowling green and fishing - all of which are on-site for your convenience .





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