



North Drive, Wootton Hall, Wootton Wawen, Henley-in-arden, B95 6EQ

ASKING PRICE £119,950

Hawkins & Patterson
ESTATE AGENTS

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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 .

The park home is set back from the road behind a stone chipped foregarden with a paved driveway to the side, access is gained via with a double glazed door to the lounge or the canopy porch and double glazed door to;





ENTRANCE HALL

Radiator, shelved cupboard and doors off to bedroom, shower room and kitchen.

LOUNGE

Double glazed bow window to front, double window to side, radiator, fireplace set with electric fire, coving to ceiling and opening into;

DINING KITCHEN

Ample space for table, coving to ceiling, double glazed window to side, radiator fitted base, wall and drawer units, roll top worksurfaces, sink drainer unit. Built in Zanussi electric oven, four ring gas hob, tiled splashback, space for fridge/ freezer and washing machine. Cupboard housing the Worcester Bosch boiler, plumbing and space for washing machine and double glazed window to side.

BEDROOM

Full length fitted wardrobes, coving to ceiling, radiator and double glazed window to side.

SHOWER ROOM

Frosted double glazed window to side, chromed heated towel rail. White suite, WC, pedestal wash basin, corner cubicle with thermostatic shower and coving to ceiling.



OUTSIDE

There are gardens to the side and rear which are mainly paved and Cotswold stone chipped, matured shrubs and evergreens, garden shed, fenced boundary and external power point.

SITE INFORMATION

Ground Rent for a twin Park Home is £205.75 and £191.64 for a single (2023/2024). This is taken around the 6th of each month by Direct Debit. This is reviewed yearly and goes up in relation to inflation in July.

Electric is charged individually to each home - Quarterly. Water is one bill that comes in to Allens Caravans who pay 25%, the remaining amount is then divided equally amongst the rest of the residents - Quarterly. Wootton Waven has no natural gas so residents need to arrange gas deliveries with a supplier i.e.. Calor Gas, Flogas etc.

The Council Tax is majority Band A. You are allowed to have 4 domestic pets per home but only one of these can be a domestic cat or dog. the X20 bus picks up hourly on the Stratford Road and goes to Stratford upon Avon and Solihull. Tuesday and Friday there is a free bus service which picks you up from outside the Post Office at approximately 9.35 and goes to Redditch. We are approximately 1.5 miles from Henley in Arden, 5 miles from Stratford and 9 miles from Redditch. Social Activities: Bowling, Keep Fit, Bingo, Craft Club, and more plus lovely country walks and fishing. Country Club is based on Park. Local Pubs include The Navigation, The Bulls Head and The View.





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