



7 West Drive, Wootton Hall, Wootton Wawen

£125,000

Hawkins & Patterson
ESTATE AGENTS

-  Solihull 0121 705 1515
Henley-in-Arden 01564 795 757
-  sales@hawkinspatterson.com
www.hawkinspatterson.com
-  110 High Street, Henley-in-Arden,
Warwickshire, B95 5BS

7 West Drive, Wootton Hall, Wootton Wawen

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.

The park home is situated a short distance from the main entrance and post office. Gravelled driveway to one side and paved garden to the other with wall enclosed flower beds. A wooden ramp leads to the front door for wheel chair access, double glazed door to;

ENCLOSED PORCH

Double glazed windows and opening to;

KITCHEN

Fitted base, wall and drawer units, roll top worksurfaces, tiled splashback, sink drainer, double glazed window to side, electric oven, four ring gas hob and extractor over shelved pantry and concealed Worcester Bosch boiler.

INNER HALL

Doors off to all rooms and small storage cupboard.

LOUNGE/ DINING ROOM

Double glazed doors to side, two bow windows to front, two radiators and display fireplace.

BEDROOM ONE

Double glazed window to side, radiator and fitted wardrobes.





BEDROOM TWO

Double glazed window to side, radiator and fitted wardrobes.

SHOWER ROOM

Double shower cubicle, pedestal wash basin, WC, radiator, frosted double glazed window to side, airing cupboard housing a Ariston water heater.

OUTSIDE

The are garden areas to side and rear including a garden shed with fencing to the boundary.

HELPFUL INFORMATION ABOUT LIVING AT WOOTTON HALL 2024

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 Wawen 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.

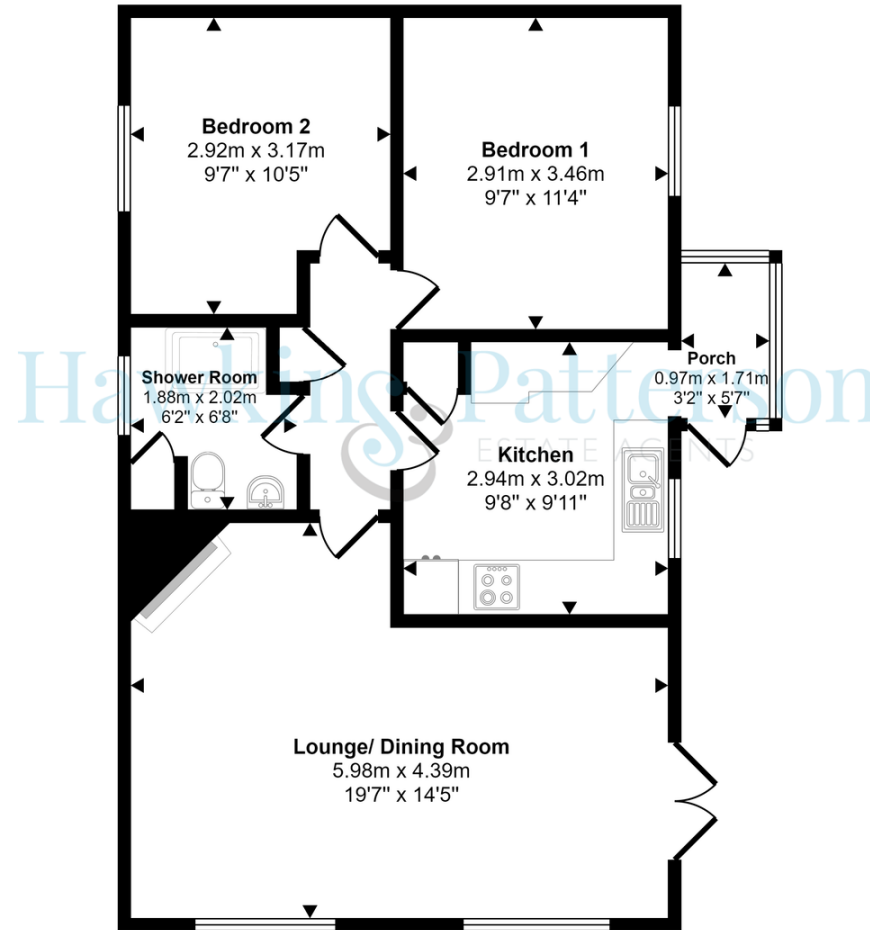
You are allowed to have 4 domestic pets per home but only one of these can be a domestic cat or dog.

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. 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: The Navigation, The Bulls Head and The View together with the Social Club are all based in the Village.



Approx Gross Internal Area
61 sq m / 657 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.