



Wootton Hall, Wootton Wawen, Henley-in-arden, B95 6EJ

Henley-in-arden

£129,950



Well cared for, great value 3 bedroom Park Home set on a good plot in the heart of the community. Fully double glazed and centrally heated. Available now for immediate possession.

APPROACH

The unit has paving to all sides together with parking & gravelled forecourt. Step or ramp access.

RECEPTION HALL

With airing cupboard. Doors to,

"L" SHAPED LOUNGE DINING ROOM

This full width room enjoys much natural light from windows on all three sides, two of which are the pretty bow windows at the front. Wood fire surround & hearth with electric fire.

KITCHEN

Fully fitted with base cupboards & drawer under contrasting worktops. Sink & drainer below side window. Inset halogen hob with electric oven below. Space for under top fridge. Full range of wall cupboards. Full height cupboard housing floor standing Oil fired boiler.

BEDROOM ONE / STUDY

Fitted with a desk & slimline double wardrobe.

BEDROOM TWO

Extensive range of quality fitted bedroom units providing cupboards either side of double bed recess with fitted headboard. Eight drawer storage.

BEDROOM THREE

The second double room fitted with furniture the same as just described.





RE-FITTED SHOWER ROOM

Full width shower with glass side & matching sliding door. Wash basin & dual flush WC. Obscure glazed side window.

OUTSIDE

As mentioned the property has a paved surround for ease of maintenance. Large oil tank. Private seating area. Fully fenced.

HELPFUL INFORMATION ABOUT LIVING AT WOOTTON HALL 2025/6

Ground Rent for a twin Park Home is £208.75. 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.

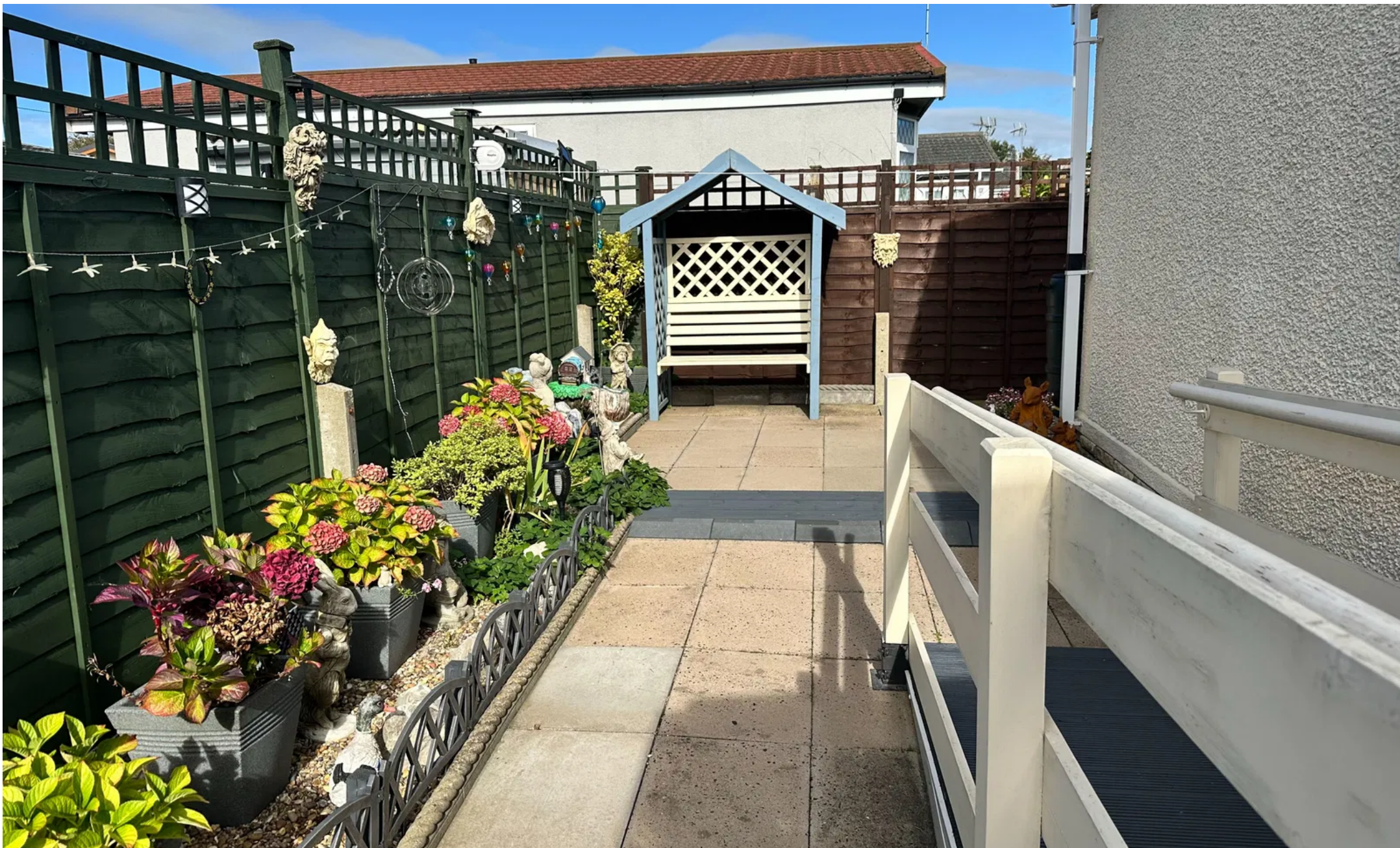
Wootton Wawen has no natural gas so residents need to arrange gas deliveries with a supplier i.e., Calor Gas, Flogas etc.

The Council Tax is 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 owner or one resident has to be over 50 years old.





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