

Connells

Riverside Drive Wootton Hall
Wootton Wawen Henley-In-Arden

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Wootton Wawen Henley-In-Arden B95 6EN

for sale
£160,000







Property Description

Set within the popular and fully residential Wootton Hall Park, this well-presented detached park home offers comfortable and low-maintenance living in a peaceful, community-focused setting.

The property features an attractive exterior with a bay-fronted lounge window, allowing for an abundance of natural light and creating a bright and airy feel throughout. The home sits on a generous plot with a combination of paved and gravelled areas, providing easy upkeep and the potential for outdoor seating or planting.

A key benefit is the off-road parking, with a private driveway positioned to the side of the home, offering convenient access. The surrounding greenery and neighbouring park homes contribute to a pleasant and well-kept environment, ideal for those seeking a quieter lifestyle.This park home represents an excellent opportunity for those looking to downsize or enjoy single-level living in a desirable location.

Entrance Porch

A welcoming entrance porch providing a practical transition into the home, ideal for coats, shoes, and everyday essentials. The space offers useful storage potential and leads directly into the kitchen/diner, creating a convenient and functional flow for day-to-day living.

Kitchen/Diner

A well-appointed and spacious kitchen fitted with a range of light wood wall and base units, complemented by generous worktop space. The kitchen benefits from integrated cooking facilities including a gas hob, oven and extractor hood, along with space for additional appliances. A stainless steel sink is positioned beneath a window, allowing for plenty of natural light, while recessed ceiling lighting adds a bright and modern feel. The layout flows through to a dining area and provides access to the outside, making it both practical and sociable for everyday living.

Lounge

A spacious and well-proportioned lounge offering a comfortable and inviting living space. The room is filled with natural light from large windows, creating a bright and airy atmosphere, while a feature fireplace provides a central focal point. There is ample space for both seating and dining areas, making it ideal for relaxing or entertaining, all finished in neutral tones to suit a variety of styles.

Bedroom One

A spacious and well-presented master bedroom offering a calm and comfortable retreat. The room benefits from dual aspect windows, allowing for an abundance of natural light, and features a range of built-in wardrobes providing excellent storage. There is ample space for bedroom furniture, while the neutral décor and recessed ceiling lighting create a bright and inviting atmosphere.

Bedroom Two

A versatile second bedroom, currently used for storage, offering flexibility for use as a guest room, study or hobby space. The room benefits from a window allowing natural light, and includes a useful built-in storage cupboard, providing additional practicality. A well-proportioned space with potential to suit a variety of needs.

Shower Room

A modern and well-maintained shower room fitted with a walk-in shower enclosure, low-level WC and pedestal wash basin. The space is fully tiled in neutral tones, creating a clean and contemporary finish, and benefits from a heated towel rail for added comfort. A window allows for natural light and ventilation, while fitted storage provides practical space for toiletries.

Garden

The property benefits from a low-maintenance wraparound garden, predominantly laid to patio, providing an ideal space for outdoor seating and entertaining. Well-stocked raised borders and a variety of established plants add colour and interest, while boundary hedging and fencing offer a good degree of privacy. The garden also provides pleasant seating areas, perfect for enjoying the peaceful surroundings, along with easy access around the home.

Parking

The property benefits from off-road driveway parking, conveniently positioned to the side of the home, providing easy access. Additionally, there is a gravelled frontage offering further parking potential for visitors. The layout ensures practical and accessible parking within a well-maintained setting.

Agents Note

Annual Service Charges - £2475.96.
















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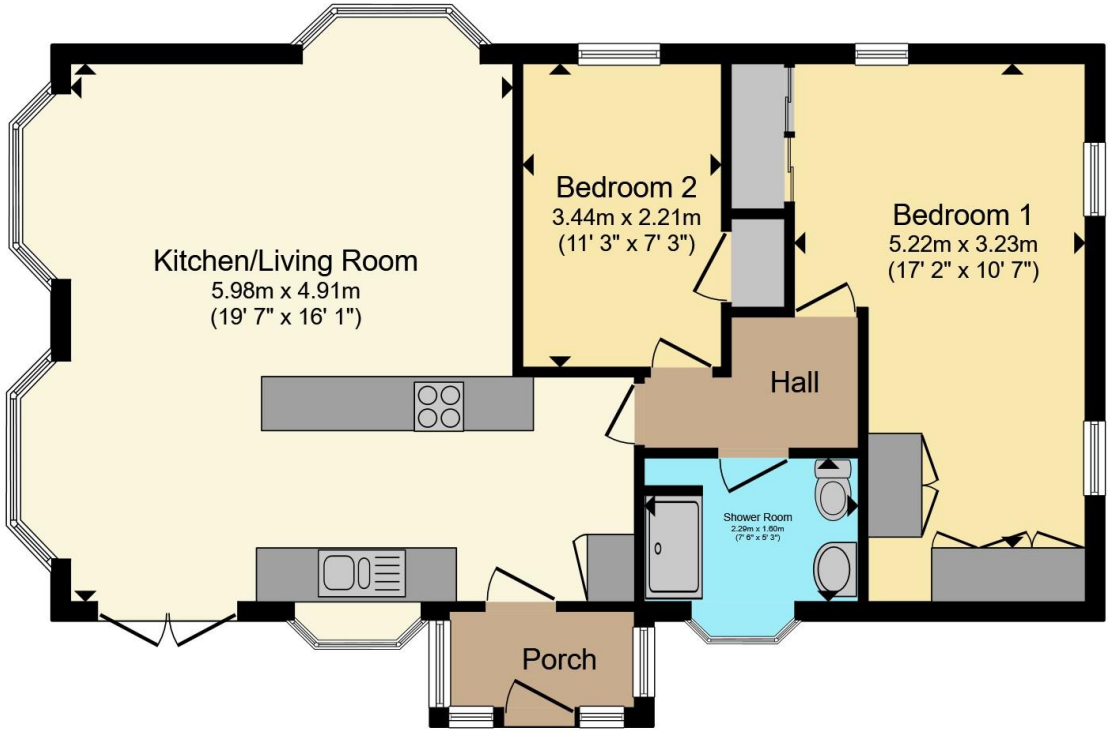
FOR SALE



Total floor area 73.5 m² (792 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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EPC Rating: Exempt

Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/STR108786

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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