



Connells

Riverside Drive Wootton Hall
Wootton Wawen Henley-In-Arden



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.









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

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To view this property please contact Connells on

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EPC Rating: Exempt
 Council Tax Band: A

Tenure:

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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.



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