



North Drive, Wootton Hall, Wootton Wawen.

£297,500

Hawkins & Patterson
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North Drive, Wootton Hall, Wootton Wawen.

Perfectly positioned 3 year old luxury Park Home with no upward chain.

APPROACH

Stone chipped driveway parking to the front and side, paved path and ramp with hand rail leading to;

REAR HALL

Three cupboards one of which contains the Vaillant combi boiler. Recessed illuminated display with cupboards below.

DINING ROOM - 2.77m x 2.31m (9'1" x 7'7")

Double glazed window to side, radiator, Oak effect vinyl flooring. Vaulted ceiling, square arch into,

LIVING ROOM - 5.89m x 3.43m (19'4" x 11'3")

Vaulted ceiling. Three full height arched windows making the most of the lovely view out over the fields beyond. Two radiators, Oak effect vinyl flooring, Oak fireplace surround set with electric fire & marble hearth.

KITCHEN - 3.07m x 2.82m (10'1" x 9'3")

A wide range of white, shaker style fitted base, wall and drawer units, granite effect worktops, one & half sink drainer unit, ceramic tiled splashbacks. Integrated dishwasher, Bosch halogen hob with extractor over. Built in double oven/ grill. Double glazed window to side, ceiling downlights and doorway opening to;

UTILITY ROOM

Integrated fridge/ freezer and washer dryer, fitted unit to match the kitchen. Granite effect worktop and double glazed door to the decked terrace.





STUDY - 1.98m x 1.63m (6'6" x 5'4")

Fitted work desk, drawers and built storage.

BEDROOM ONE - 4.01m x 2.84m (13'2" x 9'4")

Double glazed bow window, radiator. Fitted dressing table and bedside cabinets, Oak effect vinyl flooring, doors off to the ensuite and dressing room.

DRESSING ROOM - 2.24m x 1.27m (7'4" x 4'2")

Ceiling downlights, fitted hanging rails and open shelving.

ENSUITE SHOWER ROOM - 3m x 1.4m (9'10" x 4'7")

Tiled flooring, double glazed frosted window, White suite, WC with concealed cistern, two drawer vanity unit, wash basin, walkin shower cubicle with thermostatic shower, feature tiled walls,

BEDROOM TWO - 2.84m x 2.84m (9'4" x 9'4")

Double glazed bow window, radiator, fitted bedroom suite with wardrobes, drawers and bedside cabinets.



BATHROOM

Frosted double glazed window to side, modern white suite with Wc , wash basin and sotrage beneath, shower bath and thermostatic shower, attractive tiled splashbacks, ceiling downlights

OUTSIDE

Paved terrace with lovely view over open fields, LPG tank, garden shed, lighting & tap.

Close to the charming town of Henley-in-Arden, Wootton Hall Residential Park is set within the stunning grounds of Wootton Hall, an impressive stately home dating back to the late 1600s. This grandiose backdrop, coupled with the open space offered within the estate, gives our residents a wonderful closeness with the picturesque British countryside surrounding the park.

Monthly site fees 2022/23 approximately £175 per month There is an age restriction of 55 years. Council Tax Band "A".

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 .





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