



West Drive, Wootton Wawen

£115,000

Hawkins & Patterson
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West Drive, Wootton Wawen

Modern, well cared 16 year old for one bedroom Park Home sitting a good plot.

APPROACH

Steps lead to the side door opening into,

DINING KITCHEN - 3.56m x 2.92m (11'8" x 9'7")

Dual aspect room with double French doors out to the garden. Providing space for a table & chairs. Cupboard housing combination gas boiler. Adjacent store cupboard.

A range of units in Maple laminate. Providing cupboards & drawers. Upvc double glazed side window with sink & drainer below. Recess with plumbing for washing machine. Inset gas hob with concealed hood above. Undertop gas oven. Space for fridge/freezer.

SITTING ROOM - 3.56m x 2.92m (11'8" x 9'7")

Wide shallow Upvc double glazed bow window plus further side picture window. Wall mounted electric fire.

BEDROOM - 2.92m x 2.26m (9'7" x 7'5")

Two double fitted wardrobes with matching high level cupboards & side cabinets. three drawer unit. Upvc double glazed side window.

SHOWER ROOM

Corner shower with glass entry door. Dual flush WC. Wash basin. Obscure glazed window. Shaver socket & extractor.





GARDEN

Surrounds the unit. With paved sitting area & large shed.

PARKING

Gravelled hardstanding for one car.

GENERAL INFORMATION

There is an age restriction on this site. One owner must be aged 55 or over. The current monthly service charge is £166. Reviewed every July. Council tax Band A. 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.



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 .



