



29, North Drive, Wootton Hall, Wootton Wawen

Guide Price £315,000

Hawkins & Patterson
ESTATE AGENTS

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WELCOMING ENTRANCE HALL

Wall mounted hanging pegs, built in cushioned hall seat with storage beneath, shelved linen cupboard.

STUDY 2.13m x 1.3m (7'0" x 4'3")

Radiator, double glazed windows to front and side, fitted workstation furniture and shelving.

DELIGHTFUL LIVING ROOM 6.12m x 3.1m (20'1" x 10'2")

Having attractive double doors from the entrance hall and bi-fold doors to the kitchen/ diner offering the option of open plan or separate rooms. Plenty of light through ample double glazed windows to front and sides, radiator.

KITCHEN/ DINING ROOM 4.06m x 3.35m (13'4" x 11'0")

A beautifully appointed kitchen offering a wide range of base, wall and drawer units, marble effect worktops, all integrated appliances including fridge, freezer, washing machine, dishwasher, Belling Range Cooker, double glazed window with a delightful view to the rear over open fields.

SUN LOUNGE 3.1m x 2.21m (10'2" x 7'3")

Feature double windows to rear, velux large skylight window, double glazed French doors to the patio, radiator.

MASTER BEDROOM SUITE 4.7m x 4.6m (15'5" x 15'1") max

A superb master bedroom which has been designed so that you're blessed with a separate dressing and make up area. Having double glazed window to side and French doors to Juliet balcony with delightful open view to rear, radiator, illuminated shelved recess's, good quality fitted bedroom furniture including dressing table drawer units and ample fitted wardrobes , radiator.





LUXURY ENSUITE BATH/ SHOWER ROOM 3.68m x 2.13m (12'1" x 7'0")

Beautifully appointed modern white suite enjoying both a panelled bathroom and separate walkin oversized shower cubicle with thermostatic shower, rain head and spray head attachment, Wash basin and vanity unit, WC, tiled splashbacks, two frosted double glazed window to front, ladder style heated towel rail.

BEDROOM TWO 3.35m x 3.07m (11'0" x 10'1") max & inc wardrobes

Another perfectly sized double bedroom with a double glazed window enjoying the view to the rear, radiator, good quality bedroom furniture with central dressing table and wardrobes to both sides.

LUXURY SHOWER ROOM 2.13m x 1.78m (7'0" x 5'10")

Beautifully appointed again with a modern white suite, WC, vanity unit and wash basin, double walkin shower cubicle with thermostatic shower, rain head and spray attachment, towel rail, shaver point, frosted double glazed window to front.

OUTSIDE

There is a double driveway to the front, laid lawn, wrought iron fencing to the rear garden being fully paved and low maintenance, large metal shed in the side garden, external lighting and a lovely westerly facing aspect to the rear over an open field to enjoy the sun all afternoon and evening till sun set.





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 £194.88 per month There is an age restriction of 55 years. Council Tax Band "A".

Fixtures and Fittings. Furniture package along with curtains and blinds are available via negotiation.

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 .





Approx. Gross Internal Floor Area 1,203 sq. ft. (111.85 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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