



Wootton Hall, Wootton Wawen, Henley-In-Arden

£99,950

Hawkins & Patterson
ESTATE AGENTS



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Well cared for single unit standing on a good plot close the the heart of this always popular site.





LOUNGE

3.96m 2.74m x 3.05m 3.35m

This triple aspect room has windows on three sides. Painted wood laminate panelled walls. Oak flooring . Tiled fire surround & hearth. Radiator. Discreet cupboard housing a recently installed Worcester combination LPG boiler.

DINING KITCHEN

3.96m 2.74m x 2.74m 0.61m

Providing ample space for a table & chairs. The kitchen units provide a range of base cupboards, drawers & matching wall units. Sink & drainer below side window. Recess for gas cooker with stainless steel splashback. recess with plumbing for a washing machine. Fridge/freezer. Radiator & extractor.

BEDROOM ONE (REAR)

3.96m 2.74m x 3.05m 2.44m

Side window with nine drawer dressing table below. Matching bedside cabinets. Fitted wardrobe along one wall. Radiator.



BEDROOM TWO (SIDE)

2.74m 1.52m x 2.74m 1.52m

Side window with dressing table below.
Adjacent double wardrobe. Radiator

PARKIING

Gravelled parking for one car.

GENERAL INFORMATION

One owner has to be a minimum of 50 years old. The current pitch fee is £166 per month (reviewed in July) Council tax is Band A, When viewing it is best to park outside the site office/post office. The Retreat is opposite. The property is at the top left hand side.



