



The Lawns, Wootton Hall, Wootton Wawen, Henley-In-Arden, B95 6EB

£175,000

**Hawkins & Patterson**  
ESTATE AGENTS



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## The Lawns, Wootton Hall, Wootton Wawen, Henley-In-Arden, B95 6EB

Well situated & equally well cared for 2 bedroom Park Home. fully double glazed & centrally heated. With garden and/or parking either side of the unit. Situated on the extremely popular Wootton Hall estate.

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.

Well situated & equally well cared for 2 bedroom Park Home. fully double glazed & centrally heated. With garden and/or parking either side of the unit.

**APPROACH** Gravelled forecourt & side driveway leading to,

**PORCH** with inner door opening into,

**BREAKFAST KITCHEN** Tiled floor. Range of base & wall units. Sink & drainer below side window. Space for cooker, fridge/freezer & plumbing for washing machine. Breakfast bar. Door into inner hallway.

**LIVING ROOM** Enjoying the full width of the home with picture windows on two sides.

**INNER HALL** with airing cupboard. Doors to,

**BATHROOM** Corner bath with electric shower over. Wash basin & WC.

**BEDROOM ONE** Fitted wardrobes along one wall together with low level dressing table with drawers.







**BEDROOM TWO** window to rear.

**GARDEN** currently designed for ease of maintenance surrounding the unit.

**SITE INFORMATION** One owner has to be 50 years or older. The current monthly site fee is £205.75 payable on the 6th of the month. Water is billed to the owner by the site owner. Electricity is owners own supplier. Council tax id Band A. The unit can be occupied for 12 months of the year.





## HELPFUL INFORMATION ABOUT LIVING AT WOOTTON HALL 2024

Ground Rent for a twin Park Home is £205.75 and £191.64 for a single (2023/2024). This is taken around the 6th of each month by Direct Debit. This is reviewed yearly and goes up in relation to inflation in July.

Electric is charged individually to each home - Quarterly.

Water is one bill that comes in to Allens Caravans who pay 25%, the remaining amount is then divided equally amongst the rest of the residents - Quarterly.

Wootton Waven has no natural gas so residents need to arrange gas deliveries with a supplier i.e., Calor Gas, Flogas etc.

The Council Tax is majority Band A.

You are allowed to have 4 domestic pets per home but only one of these can be a domestic cat or dog.

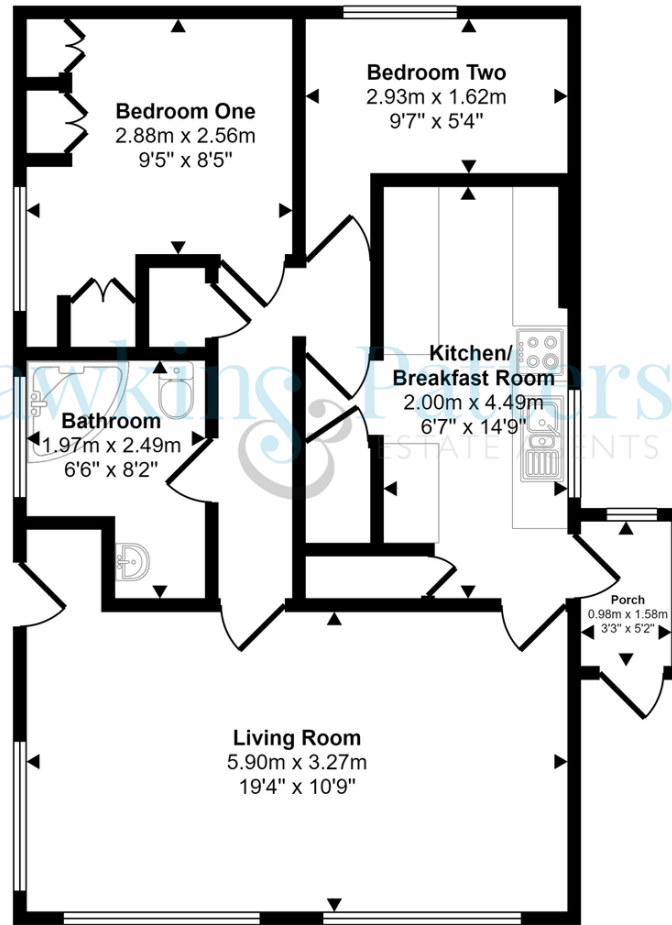
The X20 bus picks up hourly on the Stratford Road and goes to Stratford upon Avon and Solihull. Tuesday and Friday there is a free bus service which picks you up from outside the Post Office at approximately 9.35 and goes to Redditch. Approximately 1.5 miles from Henley in Arden, 5 miles from Stratford and 9 miles from Redditch.

Social Activities: Bowling, Keep Fit, Bingo, Craft Club, and more plus lovely country walks and fishing. Country Club is based on Park. Local Pubs: The Navigation, The Bulls Head and The View together with the Social Club are all based in the Village.





Approx Gross Internal Area  
59 sq m / 633 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.