



23 Riverside Drive, Wootton Hall, Wootton Wawen

£155,000

**Hawkins & Patterson**  
ESTATE AGENTS



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## 23 Riverside Drive, Wootton Hall, Wootton Wawen

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, 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, 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 .

The park home is situated in a lovely quiet location with gravelled areas to front and side, paved paths and access is gained via a part glazed door to;

### ENCLOSED PORCH

Frosted windows to front and side and sliding door to;

### KITCHEN/ DINING ROOM

Double glazed bow window to front, radiator, cupboard & double glazed window to side. Fitted base, wall and drawer units, roll top work surfaces, sink drainer, plumbing for washing machine, spaces for fridge, gas hob and sliding door to;





## LOUNGE

Double glazed window to front and side, radiator, electric fire with surround and door to;

## INNER HALL

Door to the side garden, airing cupboard with shelving and housing the Worcester Bosch boiler.

## BEDROOM ONE

Double glazed window to side and radiator.

## BEDROOM TWO

Double glazed window to rear and radiator.

## SHOWER ROOM

White suite, WC, pedestal wash basin, shower cubicle with electric shower, frosted double glazed window and radiator.

## OUTSIDE

There is space to park two cars to the front and side. The gardens are easy to maintain being mainly gravelled with paved paths, fencing to the boundary, garden shed.



Ground Rent is £205.75 (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 Wawen 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.

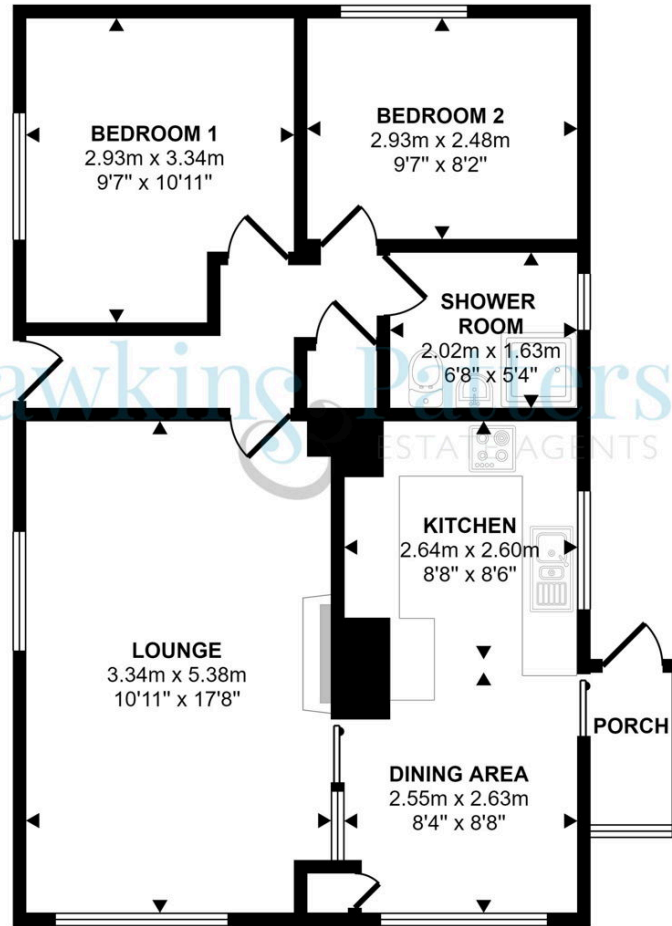
Tuesday and Friday there is a free bus service which picks you up from outside the Post Office at approximately 9.35 and goes to Redditch.

Approximately 1.5 miles from Henley-in-Arden, 5 miles from Stratford-upon-Avon 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.



Approx Gross Internal Area  
61 sq m / 654 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.