



20 Lakeside, Wootton Hall, Wootton Wawen

Guide Price £175,000

Hawkins & Patterson
ESTATE AGENTS



Solihull 0121 705 1515
Henley-in-Arden 01564 795 757



sales@hawkinspatterson.com
www.hawkinspatterson.com



110 High Street, Henley-in-Arden,
Warwickshire, B95 5BS

20 Lakeside, Wootton Hall, Wootton Wawen

Enjoying a superb quiet plot position adjacent to the Brook. This well cared for Park Home has a full width living room. Kitchen & bathroom. Two double bedrooms. Pretty garden surrounds the unit with parking.

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.

The park home is situated on a delightful plot at the end of Lakeside with a paved front garden and drive, access is gained via a double glazed door to;

ENTRANCE HALL

Built in cloaks cupboard, radiator and doors to;

FULL WIDTH LIVING ROOM

A bright and spacious room with large double glazed window to front and side, door to front terrace, two radiators, built in display fireplace with shelving surround.

KITCHEN

Double glazed window to side, fitted base, wall and drawer units, worktops, sink drainer, space for fridge and freezer, gas cooker point, plumbing for washing machine, built in cupboard.





BEDROOM ONE

Double glazed window to side, radiator, two double wardrobes, bedside cabinets and wall units over the bed space.

BEDROOM TWO

Double glazed window to side, radiator.

BATHROOM

Double glazed frosted window to rear, pedestal wash basin, WC, panlled bath with shower over and radiator.

OUTSIDE

Paved garden to one side with well stocked, wall enclosed beds, paved path to the rear, garden shed and LPG cylinder, cupboard on the rear of the park home housing the central heating boiler. The other side garden has lawned area with flower and shrubbery bed to the front.



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.

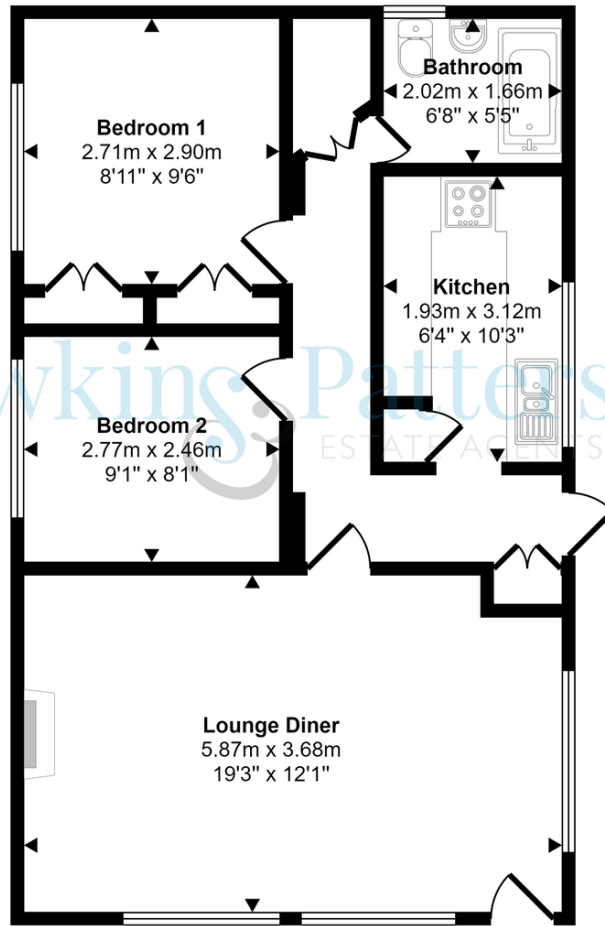
You are allowed to have 4 domestic pets per home but only one of these can be a domestic cat or dog.

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



Approx Gross Internal Area
58 sq m / 619 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.