



10 West Drive, Wootton Hall, Wootton Waven, Henley-in-arden, B95 6EJ

£129,950

Hawkins & Patterson
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Well cared for 2 bedroom Park Home on a generous plot in the heart of this always popular site.

APPROACH

Sitting on a good plot with brick block surround & parking.

SIDE PORCH

Part double glazed door. Worktop with plumbing below for a washing machine.

DINING KITCHEN 11' 8" x 8' 5" (3.56 x 2.57)

Re-fitted kitchen in white with one piece acrylic one and a quarter sink and drainer with mixer tap below double glazed side window. Space for cooker, fridge/freezer & tumble dryer. Range of wall cupboards & plate rack. Corner tool store. Square double glazed bay window with space for table & chairs. Door into,

SITTING ROOM 17' 0" x 10' 9" (5.18 x 3.28)

A well proportioned room with square double glazed bay window at the front together with match double french doors on the side. Full length alcove with lighting and shelving.

INNER HALL

BEDROOM ONE 9' 4" x 7' 9" (2.84 x 2.36)

Single wardrobes either side of double bed space with high level cupboards above.

BEDROOM TWO 9' 2" x 7' 8" (2.27 x 2.34)

As bedroom one.





SHOWER ROOM

Corner shower with glass sliding doors. Vanity unit with cupboards and free standing wash basin. Dual flush WC. Full width mirror fronted medicine cupboard. Extractor, downlights.

OUTSIDE

Brick block surround. Artificial grassed area. Two sheds and lift up storage. Exterior oil fired boiler with plastic Oil tank.

PARKING

For one car.



HELPFUL INFORMATION ABOUT LIVING AT WOOTTON HALL

The age restriction for ownership is **over 50** year old owner only.

2024 Ground Rent for a twin Park Home is £199.36 (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.

Central heating & hot water for this unit is via Oil fired external boiler. Council Tax is Band A.

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

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.





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