



Riverside Drive, Wootton Hall, Wootton Wawen

Guide Price £79,950

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

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 central location within easy walking distance to the main office, shop and residents facilities. Just along Riverside Drive there is a little bridge over the water, an ideal spot to enjoy the wildlife and feed the ducks.





Access is gained via a double glazed door leading to;

PORCH

Plumbing for washing machine and door to;

HALL

Doors leading off to:

KITCHEN/ DINING ROOM

Double glazed windows to both sides, radiator space for table, fitted base, wall and drawer units, sink drainer, broom cupboard housing the Worcester Bosch boiler and door to;

LOUNGE

Double glazed window and door to side, bow window to front and radiator.

BEDROOM ONE

Double glazed window to side and radiator.

BEDROOM TWO (Narrow single bedroom)

Double glazed window to side and radiator.

BATHROOM

Frosted double glazed window to side, panelled bath with electric shower over, WC, pedestal wash basin, radiator.

OUTSIDE

The gardens are low maintenance being mainly gravelled with paved paths, garden shed and parking for two cars (one either side).





USEFUL INFORMATION

Ground Rent is £191.64 (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.

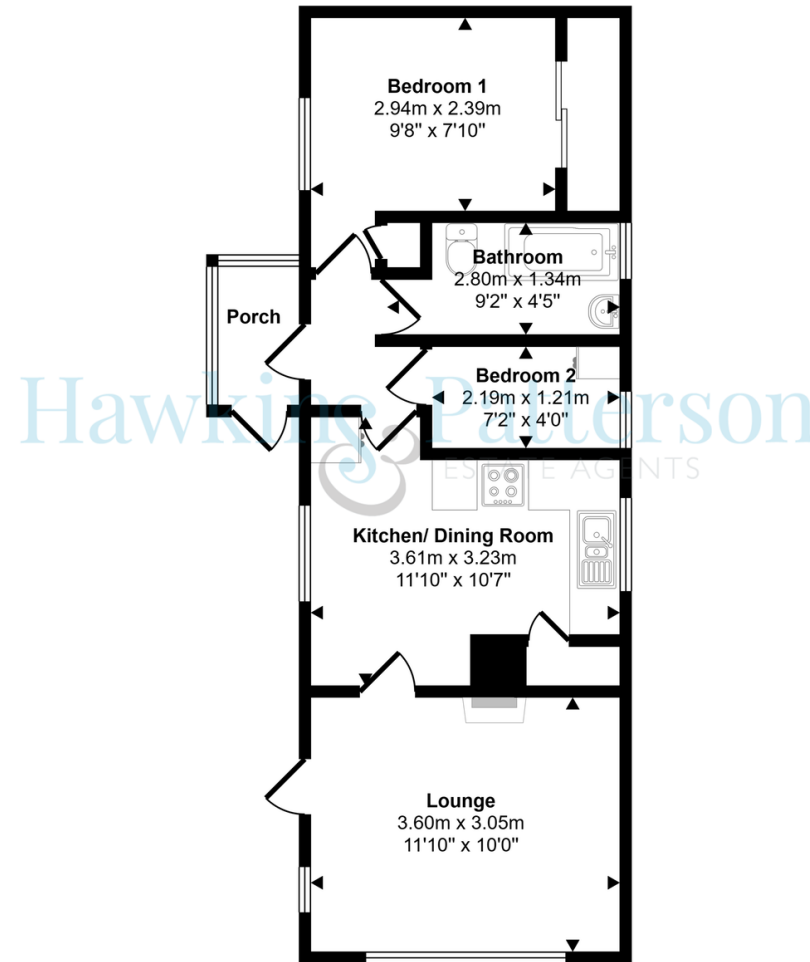
Tuesday and Friday there is a free bus service which picks you up from outside the Post Office at approximately 9.35 and goes to Redditch.

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
43 sq m / 463 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.