



Poplar Drive North, Wootton Wawen, Henley-in-arden, B95 6EW

£225,000

Hawkins & Patterson
ESTATE AGENTS



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Well cared for Omar "Excel" built 17 year old Park Home standing on a excellent plot. Fully double glazed & centrally heated. Spacious "L" shaped lounge dining room. Fitted kitchen. Principal bedroom with En-suite. Further double bedroom and shower room. Easily managed garden with parking.

APPROACH

Gravelled parking. Fencing & gate into the side garden, Steps with handrail up to Upvc & glazed front door opening into,

RECEPTION HALL

Oak vinyl flooring. Cloaks cupboard. "L" shaped lounge dining,

DINING AREA 8' 6" x 7' 2"

LOUNGE 15' 11" x 11' 1"

This bright & attractive room enjoys twin box bay windows at the front together with further side picture window ensuring the this spacious room is always flooded with light. The lounge features fire surround & hearth with coal effect electric fire. Coving throughout. Door into,

KITCHEN 12' 2" x 9' 2"

Fully fitted with a range of "Shaker" style units in cream. Providing base cupboards & drawers under Bamboo effect laminate worktop. Inset gas hob . Tall unit housing electric oven. Store cupboard plus another housing IDEAL gas fired combination boiler. Cupboard housing fridge & freezer. Recess with plumbing for a washing machine. Wall cupboards, one of which has concealed cooker hood with lighting. Door into the hall.





PRINCIPAL BEDROOM 10' 1" x 9' 1"

Upvc double glazed side window. **walk in wardrobe** with fitments & lighting.

EN-SUITE

Corner shower cubicle. WC below Upvc double glazed side window. Corner wash basin. Extractor & lighting.

BEDROOM TWO 10' 1" x 9' 4"

Double & single fitted wardrobe together with matching 3 drawer chest.

SHOWER ROOM

Full width shower cubicle entered via sliding glass door & side screen. Rain head and hand held shower. WC & wash basin with tiling and mirror above.

GENERAL 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 is 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 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 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.



