



Riverside Drive, Wootton Hall, Henley-in-arden, B95 6EN

£115,000

**Hawkins & Patterson**  
ESTATE AGENTS

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## Riverside Drive, Wootton Hall, Henley-in-arden, B95 6EN

Situated at the popular Wootton Hall estate a one bedroomed park home with no chain. Refitted kitchen, lounge, double bedroom, shower room off road parking and gardens. Over 50's, on site shop and post office, club house, bowling green, fishing and pets welcome.

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.

Similarly, our 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.

The park home enjoys off road parking with gardens to sides and rear. Access is gained via a double glazed door leading to;

### **ENCLOSED PORCH**

Laminate floor, hanging rail and part glazed door to;

### **ENTRANCE HALL**

Radiator, heating programmer, laminated flooring and doors to:

### **KITCHEN/ BREAKFAST ROOM**

Refitted white gloss fronted, base, wall and drawer units with slimline worktops, sink drainer, built in oven, gas hob with extractor over, space for fridge freezer, integrated dishwasher and washing machine, cupboard housing the boiler. Double glazed windows to both sides, breakfast bar, radiator and bottle rack.







## LOUNGE

Double glazed window to front and double glazed doors to decking, laminate floor and radiator.

## DOUBLE BEDROOM

Double glazed window to side, radiator and laminate floor.

## SHOWER ROOM

Obscured double glazed window to side, white suite, WC, pedestal wash basin, corner shower cubicle, ceramic tiled walls and radiator.

## GARDENS

The side and rear garden are mainly paved and stone chipped offering low maintenance, with flower beds, water tap, garden shed and LPG tank, fencing to the boundary. On the other side there is a lawned garden with borders, hedge to side, paved path and gate to front.





## SITE INFORMATION

Ground Rent for a twin Park Home is £191.38 and £183.49 for a single unit (Updated July 2025). 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.

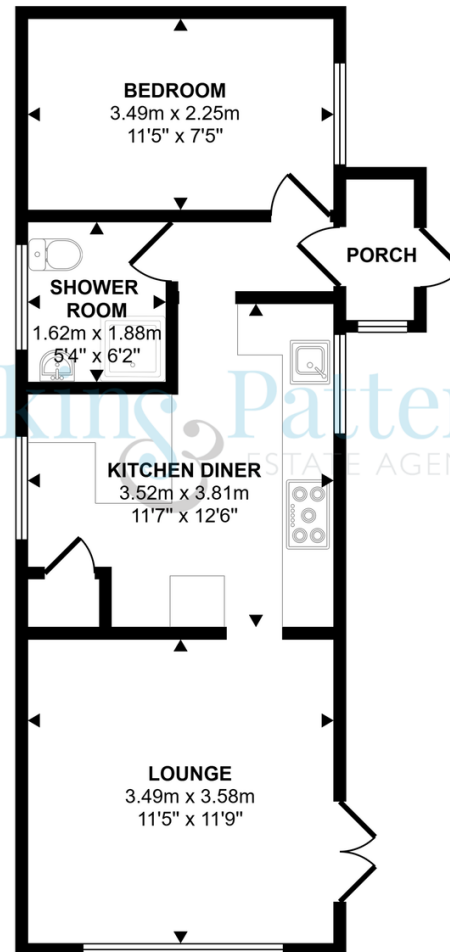
Electric is charged individually to each home - Quarterly. Water is one bill that comes in to Allens Caravans who pay 25%, the remaining amount is then divided equally amongst the rest of the residents - Quarterly. Wootton Waven has no natural gas so residents need to arrange gas deliveries with a supplier 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. We are 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.





Approx Gross Internal Area  
39 sq m / 424 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.