



9 The Lawns, Wootton Hall, Wootton Wawen

Guide Price £200,000

**Hawkins & Patterson**  
ESTATE AGENTS



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## 9 The Lawns, Wootton Hall, Wootton Wawen

Situated in arguably one of the best positions within Wootton Hall on a wonderful Riverside plot. Requiring some modernisation to appreciate its full potential. A larger style park home with two bedrooms, two bathrooms, kitchen, utility, dining room, living room, driveway and rear garden overlooking the River and fields beyond.

An incredibly rare opportunity to purchase this spacious park home which is situated in one of the best positions at the stunning Wootton Hall. Having delightful views across and down the River, ideal for fisherman or to simply feed the ducks.

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 stands back from the road behind a Cotswold stone chipped foregarden with paved driveway to the side. Access is gained via a double glazed entrance door leading to;

### **ENCLOSED PORCH**

Double glazed window to side and rear and door to;

### **ENTRANCE HALL**

Radiator, two cupboards with sliding doors and doors leading to;

### **DINING ROOM**

Double glazed window to side, radiator, double doors to the living room and door to;





## KITCHEN

Fitted base, wall and drawer units, work surfaces, built in electric double oven, four ring gas hob, sink drainer, double glazed window to side, New 13/5/24 fridge/ freezer and door to;

## UTILITY ROOM

Washing machine, full standing Worcester Bosch boiler and door to side.

## LIVING ROOM

Enjoying delightful views onto the River through two double glazed bow windows to the rear. Double glazed window to side, two radiators, display fireplace and electric fire.

## BEDROOM ONE

Built in wardrobes, storage cupboards over the bed space, radiator and double glazed window to side, door to;

## ENSUITE BATHROOM

Panelled bath, pedestal wash basin, WC, double glazed window to side and radiator.

## BEDROOM TWO

Built in wardrobes, radiator, double glazed window to front, bedside cabinets and storage cupboards over the bed space.

## SHOWER ROOM

Corner shower cubicle with Triton T80 electric shower, WC, pedestal wash basin, double glazed window to side and airing cupboard.





## OUTSIDE

The gardens are mainly paved and Cotswold stone chipping offering low maintenance, enjoying a paved patio to the rear with delightful view straight onto the River Blythe.

Ground Rent 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.

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.

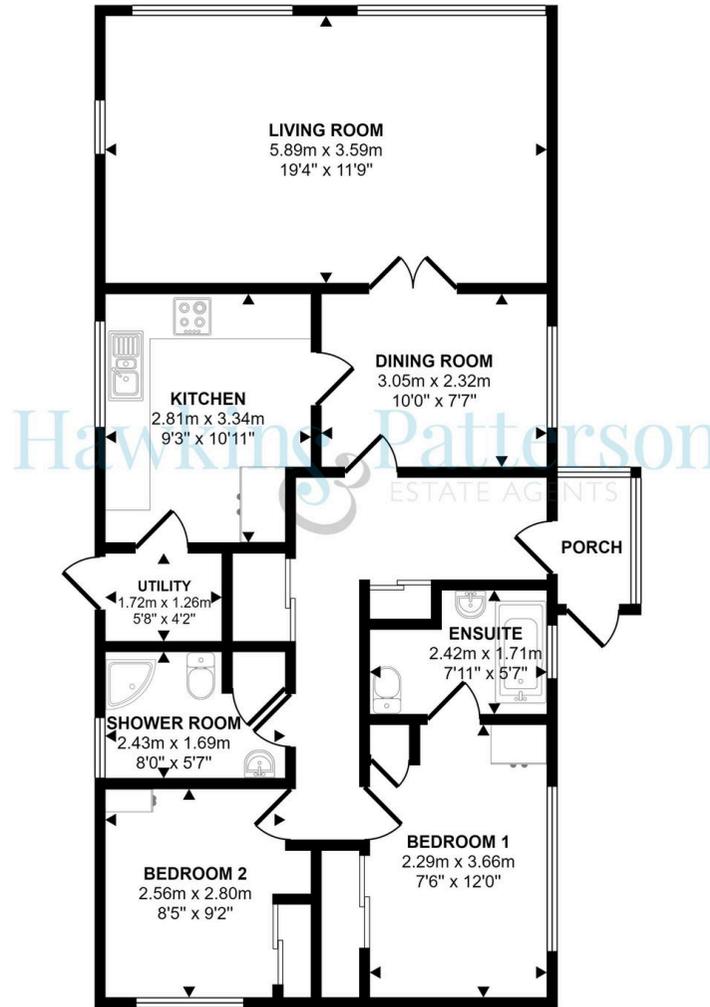
The X20 bus picks up hourly on the Stratford Road and goes to Stratford upon Avon and Solihull.

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.



Approx Gross Internal Area  
81 sq m / 870 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.