



**1 Wilderness, Wootton Hall**  
**Wootton Wawen, Henley-in-Arden, B95 6EL**

**Andrew Grant**

# 1 Wilderness, Wootton Hall

Wootton Wawen, Henley-in-Arden, B95

 2 Bedrooms  1 Receptions  1 Bathrooms

**Leasehold / 681 sq. ft.**  
**Guide Price £169,750**

**A wonderful larger sized two bedroom park home set in a stunning location.**

## KEY FEATURES

- Two double bedrooms
- Spacious lounge diner
- Large kitchen diner
- Shower room
- Welcoming community
- Completely landscaped outside

This beautifully presented home has been extremely well cared for and maintained to an exceptionally high standard.

## Situation

Wootton Hall is located off the Stratford Road just a few miles south of Henley in Arden.

An impressive stately home dating back to the late 1600s. This grandiose backdrop, coupled with the open space offered within the estate, gives residents a wonderful closeness with the picturesque countryside surrounding the park.

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





banks, supermarkets, healthcare, churches, and a traditional town market, everything you need is within easy reach. Plus there is a C of E & Catholic Church in the village.

Amenities available onsite include a shop, post office, clubhouse and bowling green.

#### **Description**

To live in the grounds of the glorious Wootton Hall is really something special and makes being a part of this community extremely desirable.

This incredibly spacious, bright, and very well-maintained park home is absolutely immaculate.

The property has recently had cavity wall insulation, a full re-plaster, a completely refitted roof and extra structural work and insulation underneath the property.

As you approach the property the front garden has been landscaped with salt and pepper gravel to the fore, a block paved pathway and tarmac drive with space for two cars to park. There is a pretty garden to the right-hand side of the property which has recently been re-landscaped with a patio and slab pathway and an artificial lawn, making it very low maintenance. There is also a large metal secure locking shed to the rear of the property.

You can enter this property up the steps to the front door or round to the side of the property through the garden where you will enter through a UPVC porch area which has enough space to function as a utility room with space for a washing machine and tumble dryer.

There is a bright and spacious kitchen diner with white gloss kitchen cupboards and base units, a dark worktop with a gas hob, an eyelevel double oven, a 50-50 fridge freezer, dishwasher and two windows looking out over the garden. The kitchen is tastefully decorated with grey tiled splashback's, downlights, and a dark slate Vinyl floor.

Through from the kitchen straight ahead he will find the spacious master bedroom which has plenty of storage space, fitted wardrobes and a window looking out to the side of the property. It has also been recently fitted with stylish blackout blinds, new carpets and downlights.

To the right-hand side there is also another double bedroom.

To the rear of the property, you will find a modern and stylish shower room with an enclosed corner shower, fitted with an electric shower, a low-level WC and a vanity sink unit with lots of storage space, a fitted mirror with downlights and a window looking out to the rear garden.

To the front of the property there is an extremely large lounge diner which has three box bay windows two of which are looking out to the front of the property and the third is out to the side.

This room is lovely, bright, spacious, and airy with front door access out to the front garden. It is also fitted with a tasteful electric feature fireplace and two radiators so this will always be a warm cosy room in the winter.

#### Agents note

The land the park home stands on is leasehold with a ground rent paid to the caravan park owners. The park home is owned outright by the purchaser. Please speak to the agent for further details.



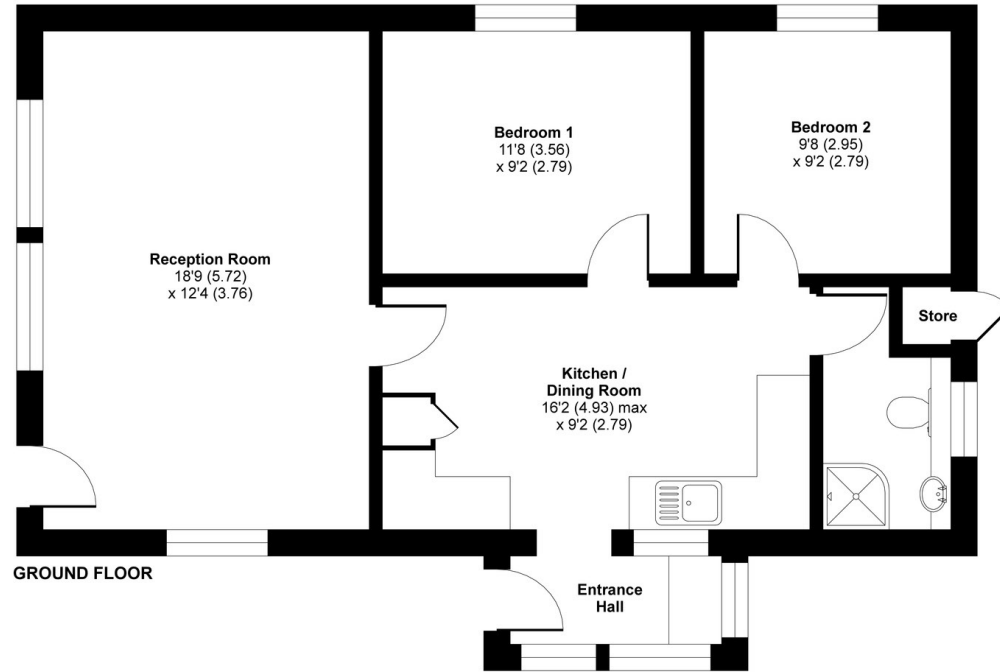




# Wilderness, Wootton Hall, Wootton Waven, B95

Approximate Area = 681 sq ft / 63.2 sq m (excludes store)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	60
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Andrew Grant. REF: 720164

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners - an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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