

20 WERRELL DRIVE

WOOTTON, OXFORD OX1 5LF

20 Werrell Drive

Wootton, Oxford OX1 5LF

Positioned on a desirable corner with views over open green space and a nearby park, this well-proportioned two-bedroom top-floor maisonette offers bright, versatile living. It features two driveway parking spaces and a single garage, currently adapted with insulation to create a spacious additional room ideal as a home office or studio.



2

Upstairs, a generous dual-aspect living/dining room provides a light-filled central space, complemented by a separate, well-equipped kitchen. Two comfortable double bedrooms and a family bathroom complete the layout.



1

Outside, a small front garden enjoys pleasant open views.



1

Offered with no onward chain, this property is ideal for first-time buyers, downsizers, or investors.

GUIDE PRICE

OIEO £285,000

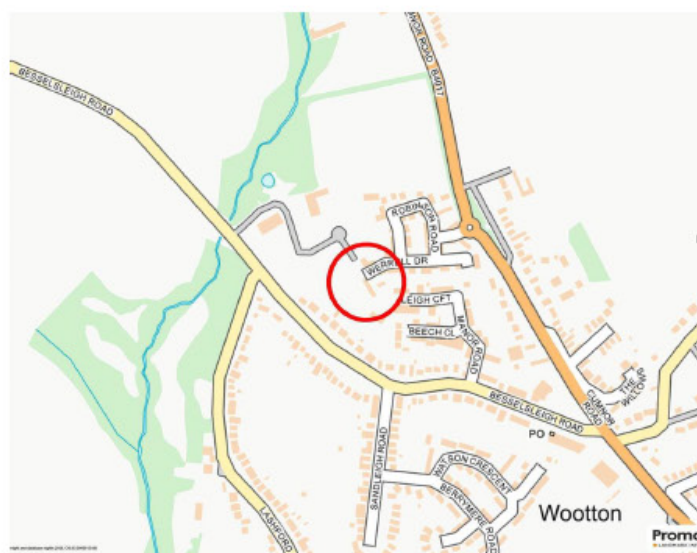
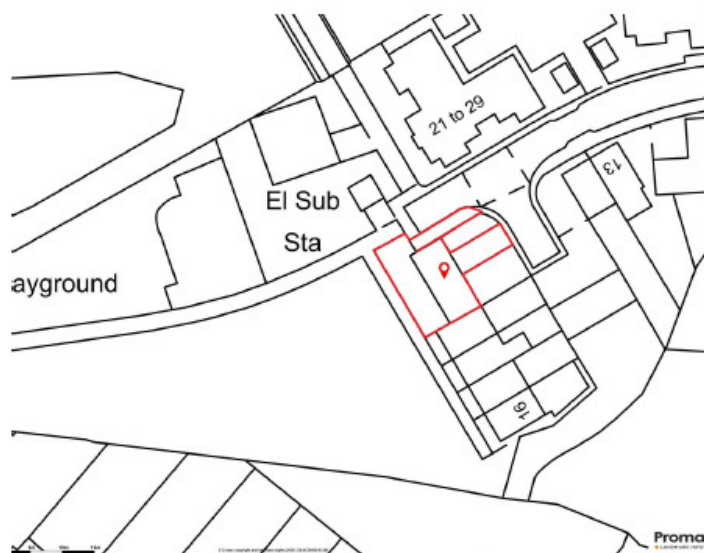
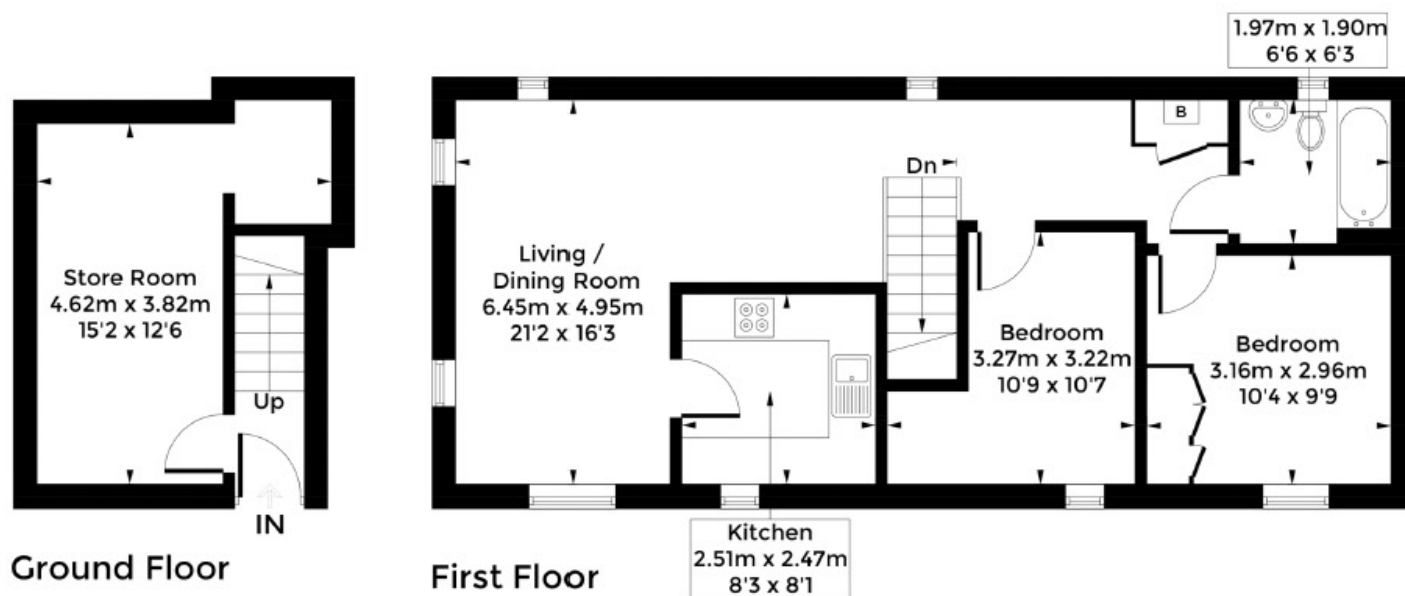


Approx. 50.8ft wide





Approximate Gross Internal Area = 76.6 sq m / 824 sq ft



Council Tax:
Band C - £2258.89

Parking:
Single garage with parking to front

Local Authority:
Vale of White Horse D.C.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

“LOCATION COMMENT

Conveniently located in Wootton Village, it is close to local amenities, well-regarded schools, and approximately 4 miles from Oxford city centre.



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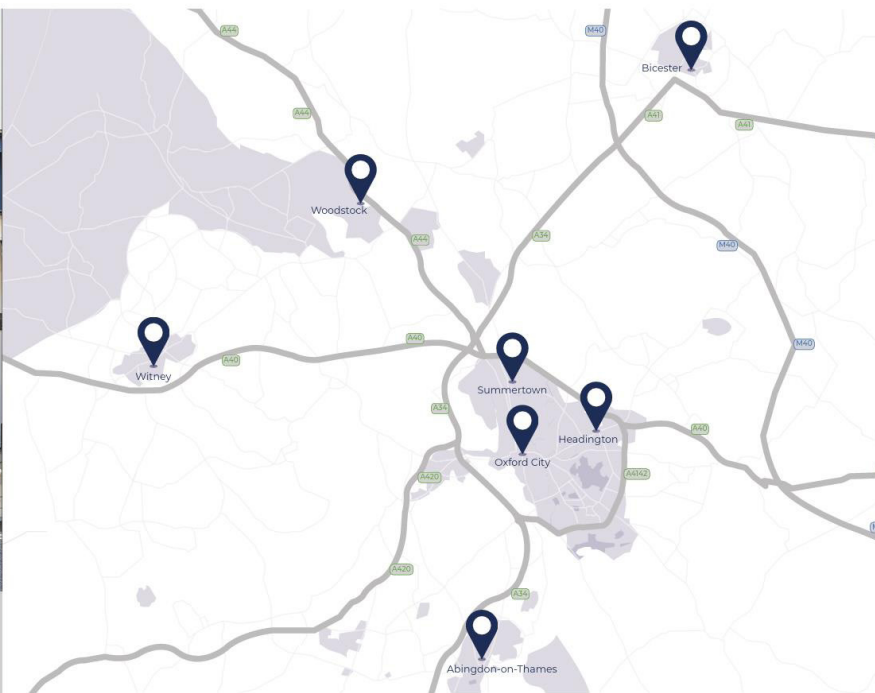
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