

# 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.

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.

Outside, a small front garden enjoys pleasant open views.

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

## GUIDE PRICE

**£300,000**



2



1



1

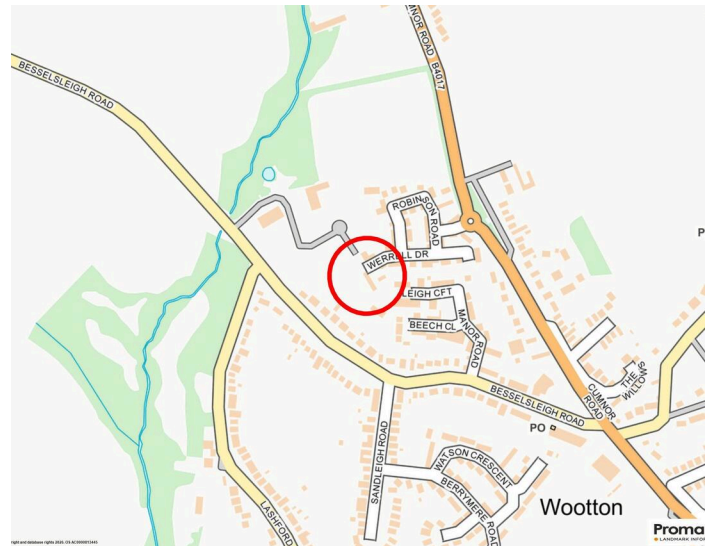
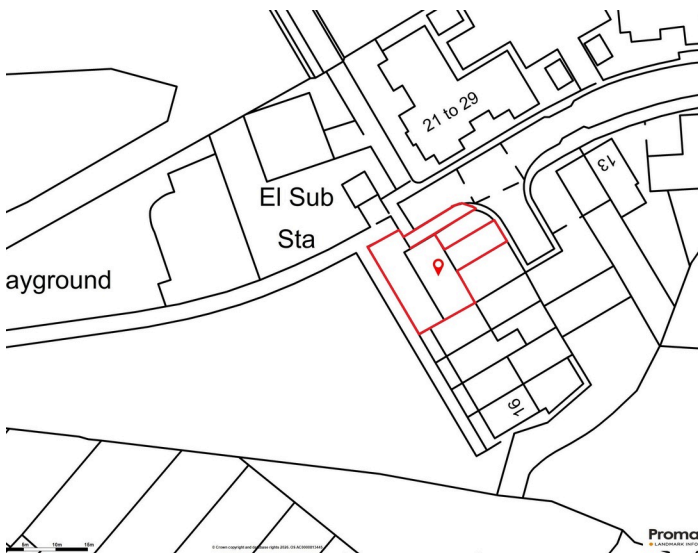
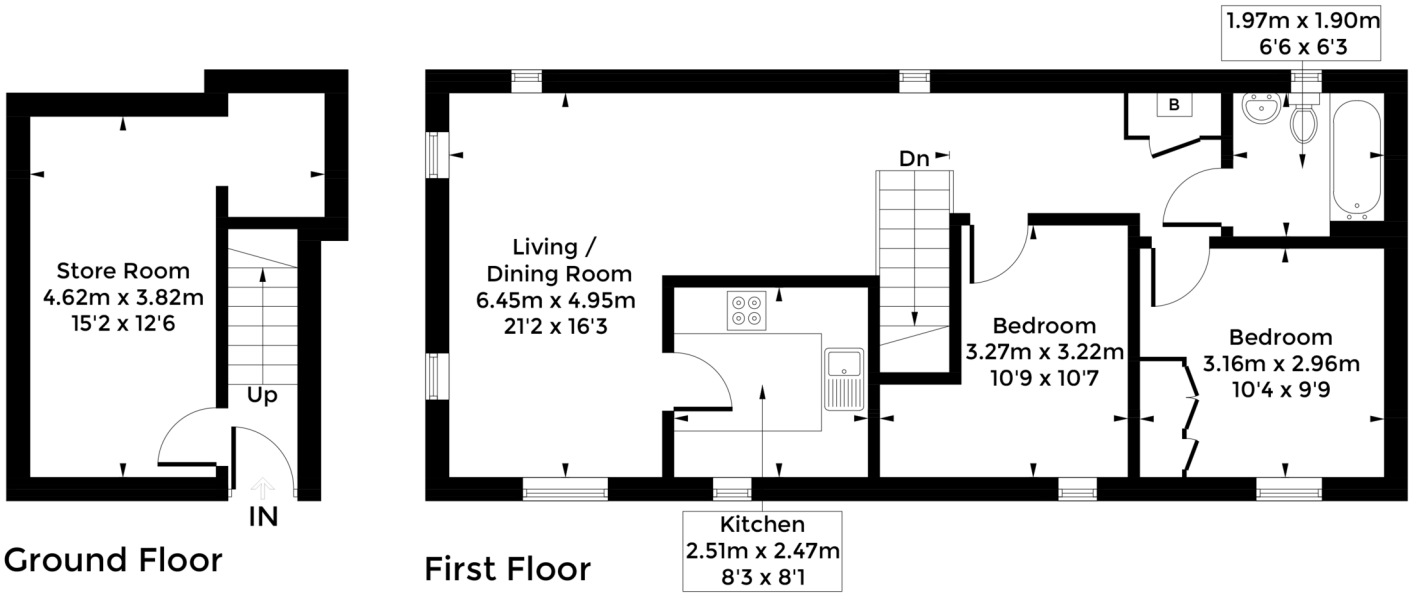


Approx. 50.8ft wide





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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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FROM LEFT:  
Millie Carless, George Houlbrooke,  
Eoin Kehoe



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