

23 Littleworth Village, Wheatley, Oxford, OX33 1TP

A charming late Victorian terrace cottage with two bedroom accommodation, a good-size garden housing office/workshop and with rear vehicular access

- Cosy sitting room with wood burning stove
- Kitchen/dining room
- Utility with door to garden
- Master bedroom with built-in wardrobes
- Second bedroom
- Bathroom
- Rear garden extending to approximately 45'
- · Large office/workshop with light and power
- Rear pedestrian and vehicular access
- EPC Rating: C

A freehold cottage located on the outskirts of Wheatley offering well-presented accommodation which includes ground floor accommodation of a cosy sitting room with wood burning stove, a kitchen/breakfast room and utility with door to the rear garden.

On the first floor is a master bedroom with built-in wardrobes and an attractive fireplace a further bedroom and bathroom.

Outside, there are rear gardens extending to approximately 45' which house a large office/workshop with light and power. There is also both pedestrian and vehicular access.

An ideal first time purchase.









Wheatley village lies approximately 3 miles from the Oxford ring road and has a regular bus service into Headington and the city. Junction 8 of the M40 is just five minutes drive and there are rail services into London Paddington and Marylebone from both Oxford and Haddenham stations.

The village provides a wealth of amenities including schools for all ages, a local butcher, baker and post office and a large Asda food store. For those seeking activities there is the Parks Sports Centre with a gymnasium and squash court and lovely countryside walks throughout the village.







Approximate Gross Internal Area = 51.0 sq m / 550 sq ft











- t. 01865 515000
- e. oxford@thomasmerrifield.co.uk
- w. thomasmerrifield.co.uk

IMPORTANT NOTICE Thomas Merrifield, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

