



THOMAS
MERRIFIELD
SALES LETTINGS

23 Littleworth Village
Wheatley, Oxford, OX33 1TP

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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.

Price £299,000



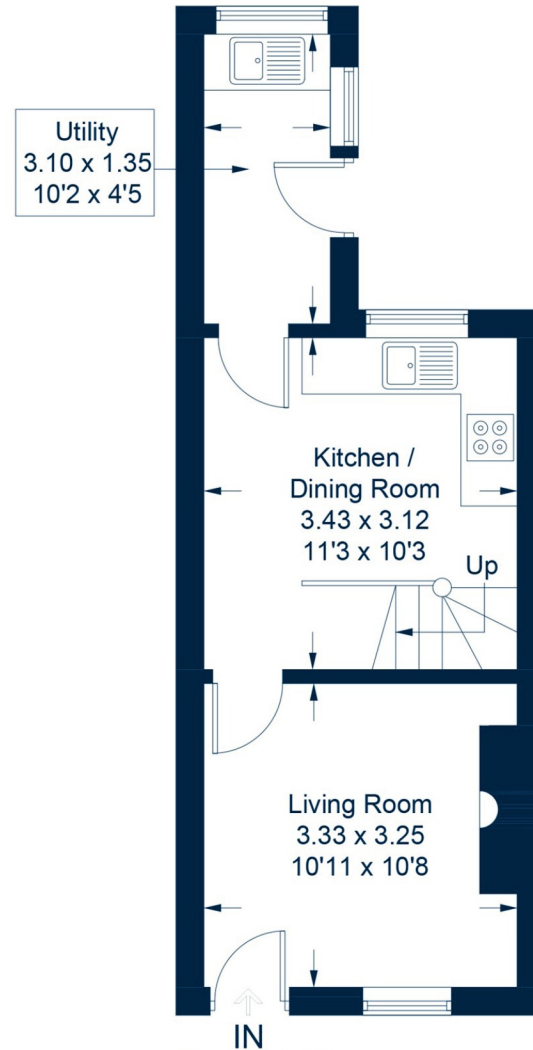


Wheatley village lies approximately 3 miles from the Oxford ring road and has a regular bus service into Headington and the city. Junction 8 of the M40 is just five minutes drive and there are rail services into London Paddington and Marylebone from both Oxford and Haddenham stations.

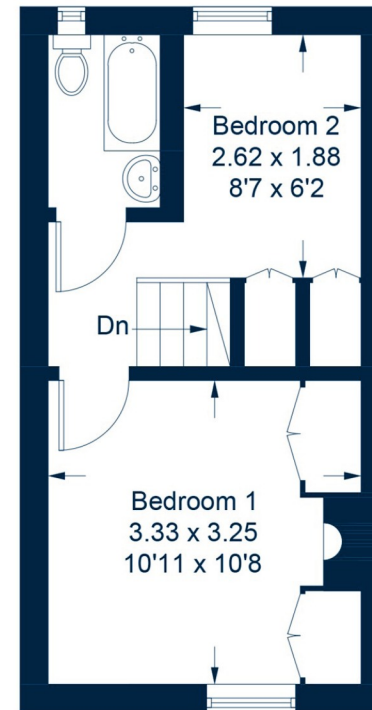
The village provides a wealth of amenities including schools for all ages, a local butcher, baker and post office and a large Asda food store. For those seeking activities there is the Parks Sports Centre with a gymnasium and squash court and lovely countryside walks throughout the village.



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



Ground Floor



First Floor