



20 Werrell Drive, Wootton OX1 5LE

20 Werrell Drive

An extremely spacious coach house, well situated within this popular and well serviced Oxfordshire village. Benefiting from its own private entrance, private garden and driveway parking. The property is offered to the market with the security of No ONWARD CHAIN.

20 Werrell Drive is well situated within this small select village development and offers easy access to the nearby village of Wootton's amenities which includes general stores, post office, florist, primary school and church. Useful distances include Abingdon town centre (circa. 4 miles) and Oxford city centre (circa. 5 miles).

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Council Tax Band: C

Tenure: Freehold

EPC: C





Key Features

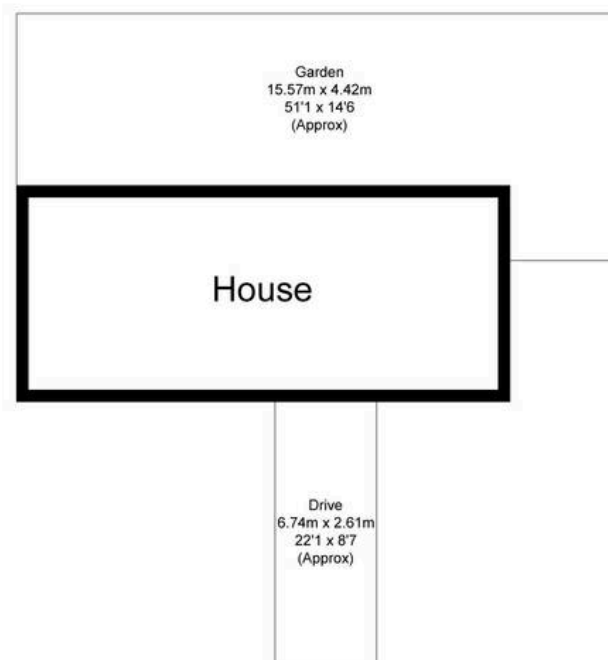
- Freehold property, no service charge or ground rent payable for the property
- Private entrance with stairs rising to the apartment and an internal door into the versatile garage conversion (possible option to use as a home office)
- The ground floor benefits from a single garage with electric roller door, this has been semi converted into an additional storeroom, this could easily be reversed if so required
- Two double bedrooms to the front aspect family bathroom with contemporary white suite
- The property benefits from generous open plan living accommodation, with the living/dining room spanning in excess of 21', a wonderfully light triple aspect space offering huge versatility
- Fitted kitchen
- Externally property benefits from driveway parking and it's own 51' by 14' garden which fronts directly onto open green space
- Fire rated access door with planning from the internal stairwell, access to the converted garage can be obtained without going outside



Werrell Drive, OX1

Approximate Gross Internal Area = 76.60 sq m / 825 sq ft

For identification only - Not to scale



Ground Floor



First Floor

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