

The Portway

EAST HENDRED, OXFORDSHIRE

PHASE 3





SITE PLAN

LOCKINGE

Plot 38

UPTON

Plots 32, 33, 36, 40, 41, 42

CHILTON

Plot 23

ARDINGTON

Plots 25, 26, 35, 37, 39

HENDRED

Plots 24, 31, 34

HARWELL

Plots 13, 14

DERE

Plot 15

STEVENTON

Plot 20

LONGFORD

Plots 17, 18, 22, 27, 28, 29, 30

BLEWBURY

Plot 16

GROVE

Plots 19, 21



OVERVIEW

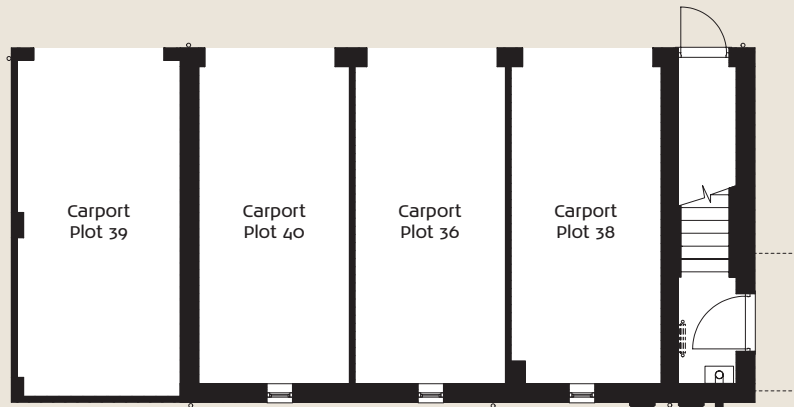
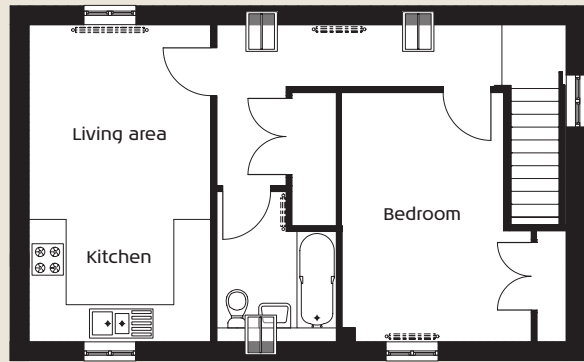
The Portway is a small, exclusive development within the pretty Oxfordshire village of East Hendred. Situated between Wantage and Harwell, it's one of those lovely quintessentially English villages boasting country pubs, thatched cottages and a village shop. It might have the feel of being in the middle of nowhere with its far reaching

countryside views, yet it's position provides very easy access to the A34, M4, M40 and Didcot train station, which makes for real appeal.

The developments thoughtfully-designed properties lie to the north of the village and benefit from two primary schools. Secondary schools are close to hand in Wantage, Didcot

and Abingdon. Nearby the bustling cities of Oxford and Reading contrast with the serenity of the Ridgeway and river Thames offering a diverse and near-infinite range of attractions and entertainment – and all within easy reach of this Oxfordshire gem.

Plot 38



Room dimensions

Kitchen/Living area	5.50m x 3.16m	18' 0" x 10' 4"
Bedroom	4.34m x 3.31m (max)	14' 2" x 10' 10" (max)



LOCKINGE

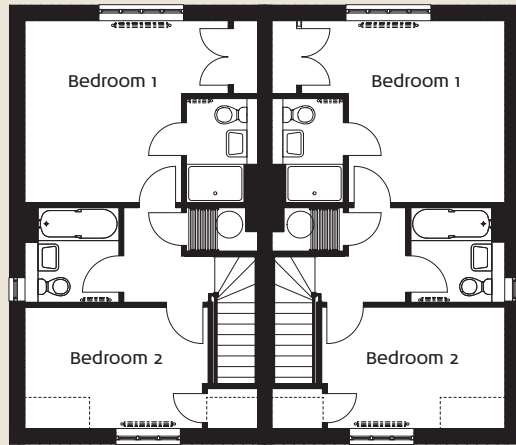
The Lockinge is a one bedroom freehold property, offering a great opportunity for first time buyers or investors alike. The property offers open plan living space with a separate bedroom and bathroom and is accessed by stairs rising from the ground floor entrance hall.

There is also a useful carport underneath the property and a further parking space in front.

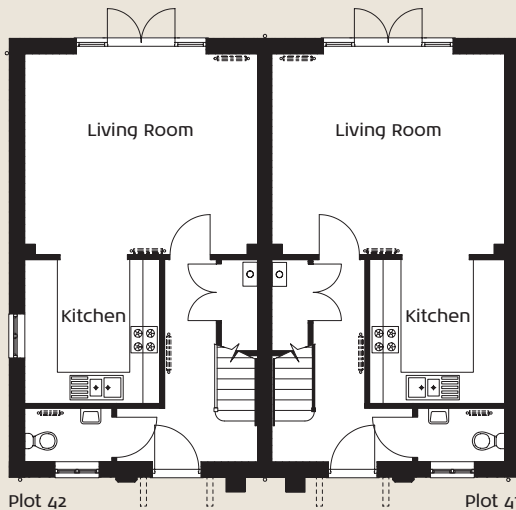
Note The leasehold carports of Plots 36 and 40 (Upton) are also situated under this property and the freehold carport of Plot 39 (Ardington) is attached.

Plots 32, 33, 36, 40, 41, 42

Note:
Plots 33 and 40 have the same layout as Plot 42. Plots 32 and 36 have the same layout as Plot 41.



Note:
Bathroom window in Plots 40, 41 and 42.



Note:
Kitchen window in Plot 42.

Plot 42

Plot 41

Room dimensions

Kitchen	3.00m x 2.79m	9' 9" x 9' 1"
Living Room	4.80m x 4.16m	15' 8" x 13' 7"
Bedroom 1	4.21m x 3.77m	13' 9" x 12' 4"
Bedroom 2	3.79m x 2.50m	12' 5" x 8' 2"



Plots 42 and 41 illustrated

UPTON

A delightful two bedroom property, the Upton offers open plan living downstairs with separate hallway and cloakroom. On the first floor there is an ensuite shower room to the master bedroom as well as a further separate bathroom and second bedroom.

Note

Plots 41 and 42 are both two bedroom semi-detached properties (as illustrated) with garage and parking space.

Plot 40 is a semi-detached property attached to Plot 39 (an Ardington three bedroom semi-detached property).

Plots 40 and 36 have a leasehold carport situated below Plot 38 (Lockinge), and a parking space.

Plots 32, 33 and 36 are mid-terrace properties.

Both Plots 32 and 33 have a garage and parking space.

Plot 23



Room dimensions

Kitchen	3.51m x 2.56m	11' 6" x 8' 4"
Living Room	4.80m x 4.51m	15' 8" x 14' 9"
Bedroom 1	4.21m x 3.57m	13' 9" x 11' 8"
Bedroom 2	4.21m x 2.70m	13' 9" x 8' 10"



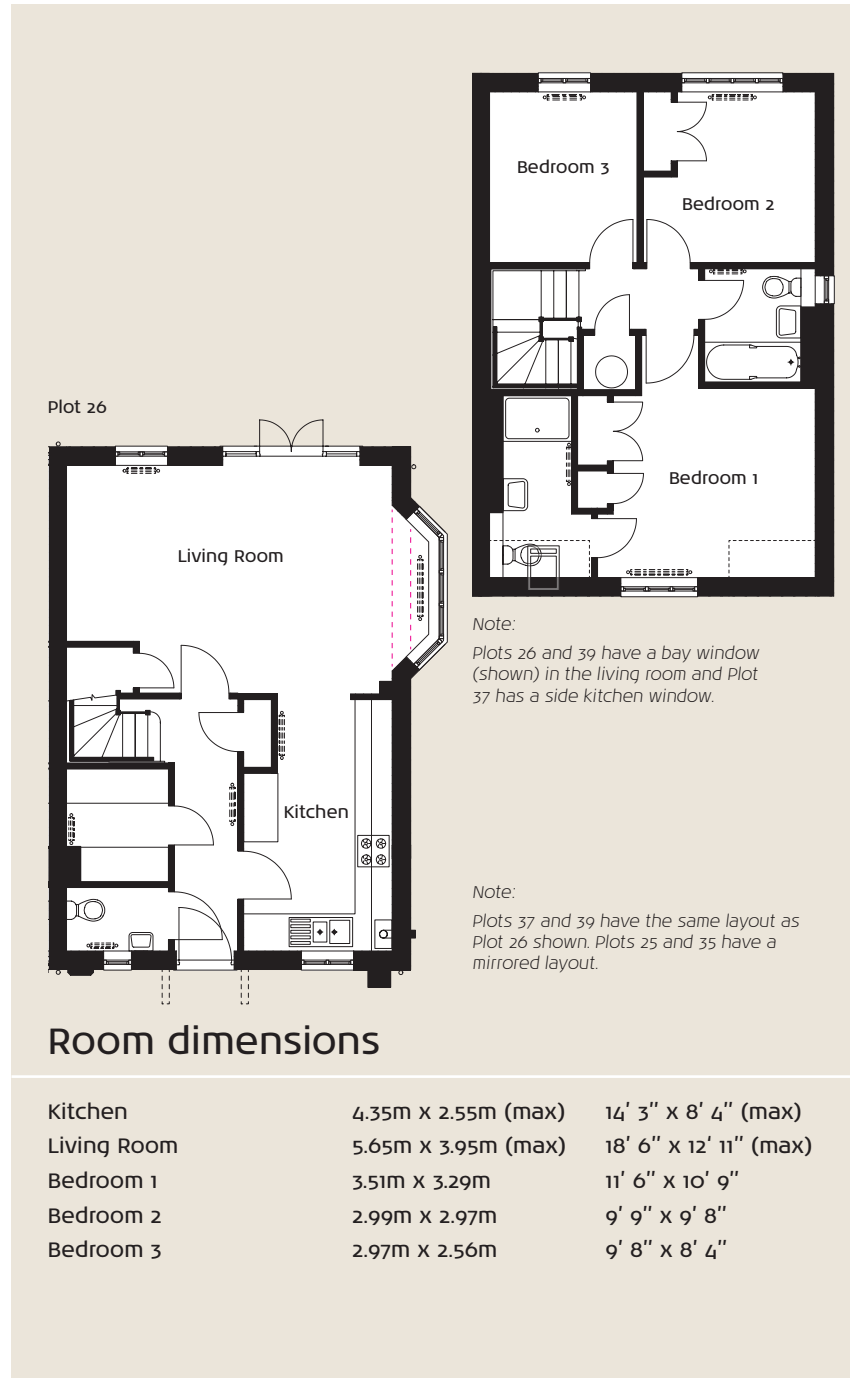
CHILTON

The Chilton is an attractive double fronted two bedroom semi-detached property benefitting from a hallway, cloakroom, separate kitchen and living room downstairs.

Upstairs you will find a master bedroom with ensuite, separate bathroom and further double bedroom.

There is also a garage with a parking space in front (attached to Plot 24's garage and driveway).

Plots 25, 26, 35, 37, 39



ARDINGTON

This lovely three bedroom house offers convenient open plan living downstairs, with separate hallway and cloakroom. Upstairs, there is a master bedroom with ensuite, a further two bedrooms and separate family bathroom.

Note

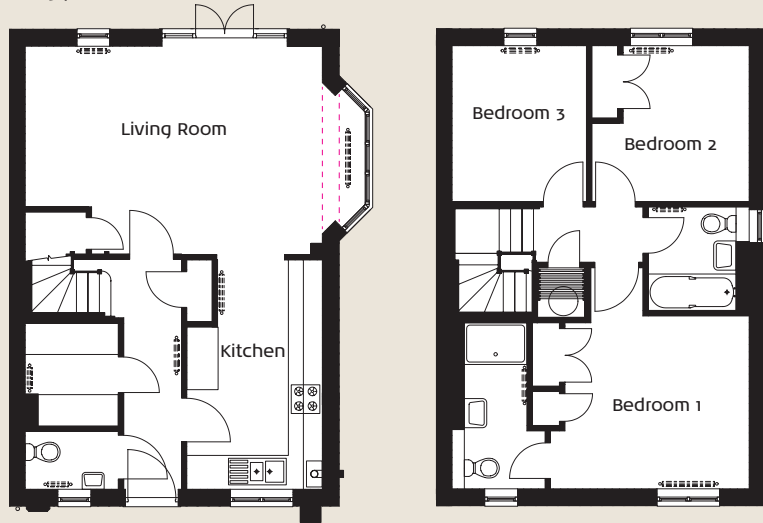
Plots 25 and 26 are semi-detached properties with a garage and driveway. Plot 25's garage is attached to the house and has power and light.

Plots 35 and 37 are end-terrace properties with a garage and a parking space.

Plot 39 has a carport.

Plots 24, 31, 34

Plot 34



Note:

Plot 34 has a bay window in the living room.

Plots 31 and 34 both have a window in the bathroom.

Plot 24 has the same layout as Plot 34 shown. Plot 31 has a mirrored layout.

Room dimensions

Kitchen	4.35m x 2.55m	14' 3" x 8' 4"
Living Room	5.65m x 3.95m	18' 6" x 12' 11"
Bedroom 1	3.51m x 3.29m	11' 6" x 10' 9"
Bedroom 2	2.99m x 2.97m	9' 9" x 9' 8"
Bedroom 3	2.97m x 2.56m	9' 8" x 8' 4"



Plots 31, (Plots 32 and 33 Upton, centre) and 34 illustrated

HENDRED

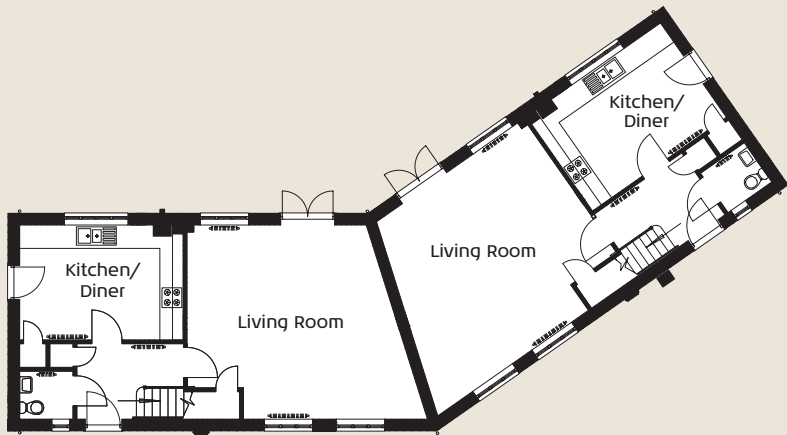
A double fronted three bedroom house, the Hendred offers open plan living space downstairs, with separate hallway and cloakroom. The master bedroom has an ensuite shower room, and there are two further bedrooms and separate family bathroom upstairs.

Note

Plot 24 is a semi-detached property, attached to plot 23 (a Chilton two bedroom semi-detached property) and has an additional window in the master bedroom and an attached garage with power and light.

Plots 31 and 34 are both end terrace properties with a garage and parking space.

Plots 13, 14



Plot 13

Plot 14

Room dimensions

Kitchen/Diner	4.50m x 3.15m	14' 9" x 10' 4"
Living Room	5.79m x 5.35m (average)	18' 11" x 17' 6" (average)
Bedroom 1	5.35m x 4.15m (max)	17' 6" x 13' 7" (max)
Bedroom 2	4.24m x 3.19m	13' 10" x 10' 5"
Bedroom 3	3.20m x 2.06m	10' 6" x 6' 9"



HARWELL

The Harwell is a quirky, rendered three bedroom semi-detached house offering a separate kitchen/dining area, dual aspect living room with understairs cupboard, hallway and cloakroom.

Upstairs there are three good size bedrooms, an ensuite shower room to the master bedroom and a family bathroom.

Note

Plot 13 has a garage with driveway which is attached to plot 12's garage.

Plot 14 has two parking spaces to the front of the property.

Plot 15



Room dimensions

Kitchen/Dining Room	5.65m x 4.45m (max)	18' 6" x 14' 7" (max)
Living Room	5.16m (max) x 3.80m	16' 11" (max) x 12' 5"
Study	2.51m x 2.05m	8' 2" x 6' 8"
Bedroom 1	4.44m (max) x 4.42m	14' 6" (max) x 14' 6"
Bedroom 2	4.55m x 3.27m	14' 10" x 10' 8"
Bedroom 3	3.42m (max) x 3.20m	11' 2" (max) x 10' 5"



DERE

An amazingly spacious three double bedroom detached property, the Dere offers three reception rooms, one of which is a useful study. The living room benefits from a lovely open fireplace and splay bay window. There is also a utility room off the kitchen.

Upstairs you will find a master bedroom with ensuite shower room, two further bedrooms and a family bathroom.

Outside there is an attached garage with a driveway to the front and pedestrian side access to the rear garden.

Plot 20



Room dimensions

Kitchen/Dining Room	6.80m (max) x 3.90m	22' 3" (max) x 12' 9"
Living Room	4.26m x 3.85m	13' 11" x 12' 7"
Study	2.74m x 2.44m	9' 0" x 7' 11"
Bedroom 1	3.90m x 3.69m	12' 9" x 12' 1"
Bedroom 2	3.95m (max) x 3.69m	12' 11" (max) x 12' 1"
Bedroom 3	3.24m (max) x 3.01m	10' 7" (max) x 9' 10"
Bedroom 4	3.25m (max) x 2.41m	10' 7" (max) x 7' 10"



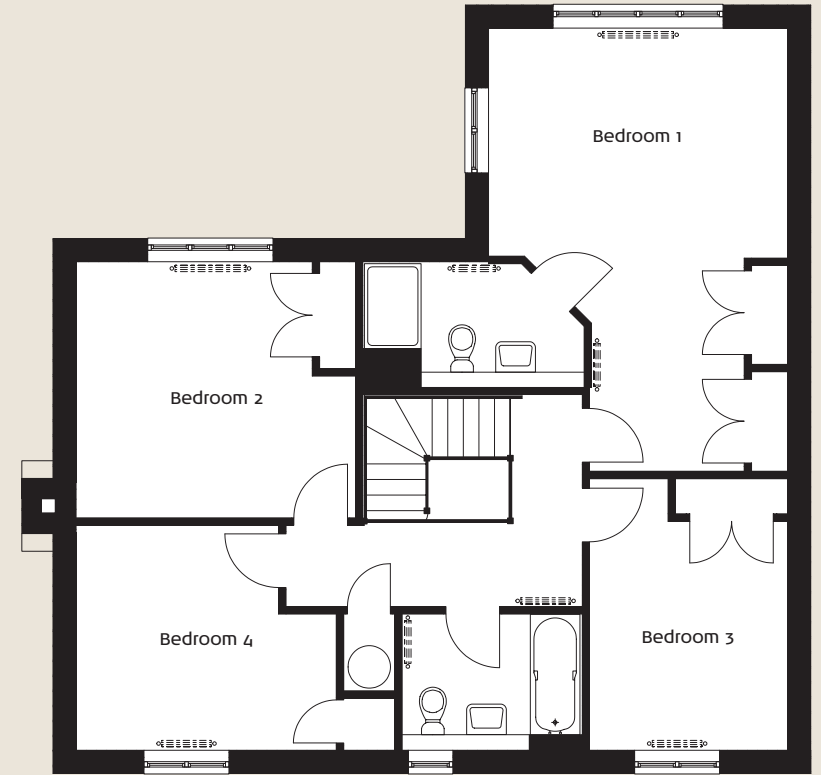
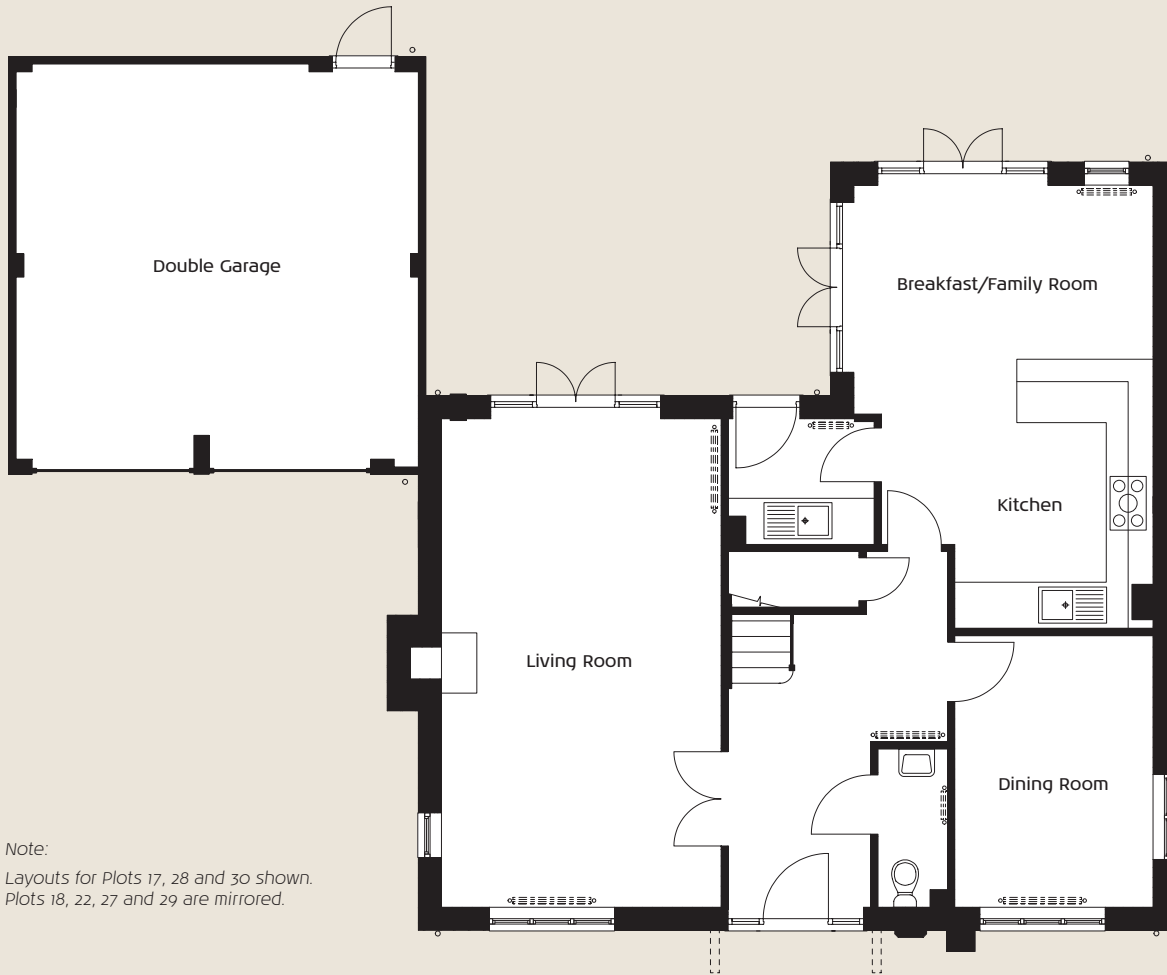
STEVENTON

This attractive, rendered four bedroom detached property offers three versatile reception rooms, consisting of a dual aspect kitchen/dining room with adjacent utility, living room with open fireplace and French doors leading into the garden, hallway, cloakroom and study.

On the first floor there are three double bedrooms, with an ensuite shower room to the master bedroom, a good size fourth bedroom and separate family bathroom.

Externally, there is a double garage and pedestrian side access leading to the rear garden, via a gate.

Plots 17, 18, 22, 27, 28, 29, 30



Note:
Layouts for Plots 17, 28 and 30 shown.
Plots 18, 22, 27 and 29 are mirrored.

Room dimensions

Kitchen/Breakfast/Family Room	6.24m x 4.18m (max)	20' 5" x 13' 8" (max)
Living Room	6.85m x 3.90m	22' 5" x 12' 9"
Dining Room	3.81m x 2.75m	12' 5" x 9' 0"
Bedroom 1	6.24m (max) x 4.18m (max)	20' 5" (max) x 13' 8" (max)
Bedroom 2	3.90m x 3.59m	12' 9" x 11' 9"
Bedroom 3	3.81m x 2.75m	12' 5" x 9' 0"
Bedroom 4	3.65m (max) x 3.15m	11' 11" (max) x 10' 4"



LONGFORD

A lovely, well portioned four bedroom detached property offering three spacious reception rooms. The large kitchen/breakfast room benefits from French doors out to the garden, as does the dual aspect living room which also features an open fireplace.

There is a utility room off the kitchen and a cloakroom off the entrance hall. Upstairs you will find four double bedrooms including an ensuite shower room to the master bedroom. Outside there is a double garage, driveway and side pedestrian access to rear garden.

Note

Plots 27, 28, 29 and 30 have an attached double garage.

Plots 17 and 18 have a detached double garage and Plot 22 has a double garage attached to Plot 21's (Grove) double garage.

Plot 16



Room dimensions

Kitchen/Dining/Family Room	7.15m x 5.85m (max)	23' 5" x 19' 2" (max)
Living Room	4.95m x 3.95m	16' 2" x 12' 11"
Study	3.71m x 2.09m	12' 2" x 6' 10"
Bedroom 1	4.34m x 3.75m	14' 2" x 12' 3"
Bedroom 2	3.98m x 3.71m	13' 0" x 12' 2"
Bedroom 3	3.95m x 3.19m	12' 11" x 10' 5"
Bedroom 4	3.26m x 2.76m	10' 8" x 9' 0"



BLEWBURY

The Blewbury is a lovely, spacious detached family home benefitting from four double bedrooms.

Downstairs there is an open plan kitchen/dining and family room with a pair of French doors leading to the garden. The living room enjoys a feature open fireplace.

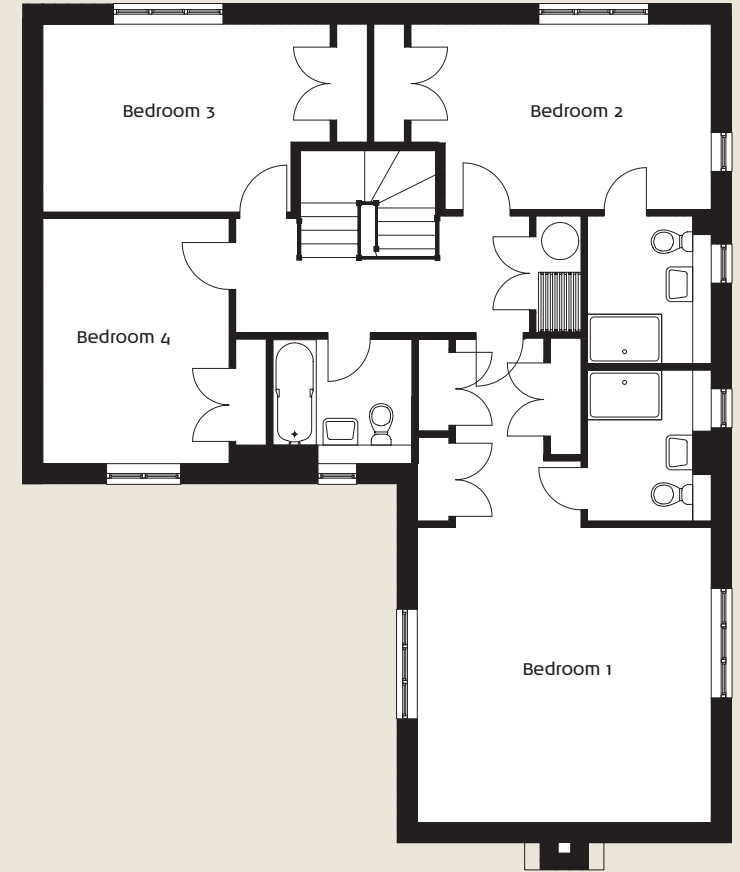
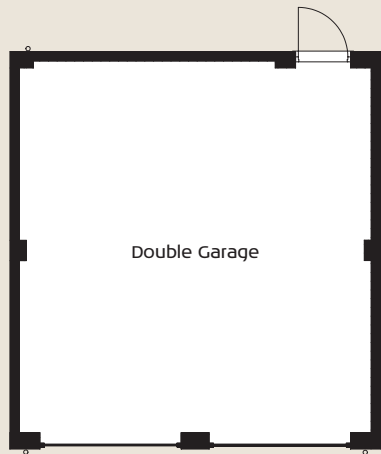
There is also a hallway with a cloakroom, a separate utility room and a study.

On the first floor there are two ensuite shower rooms, one to the master bedroom and the other to the second bedroom. There are a further

two double bedrooms and separate family bathroom. All bedrooms also have useful built-in wardrobe.

Outside the property has an attached double garage and pedestrian side access to rear and side garden.

Plots 19, 21



Note:
 Plot 19 layout shown.
 Plot 21 has a mirrored layout.

Room dimensions

Kitchen/Breakfast/Family Room	7.05m x 3.95m (max)	23' 1" x 12' 11" (max)
Living Room	5.92m (max) x 5.65m	19' 5" (max) x 18' 6"
Dining Room	4.25m x 2.95m	13' 11" x 9' 8"
Study	3.01m x 2.79m	9' 10" x 9' 1"
Bedroom 1	4.75m x 4.70m	15' 6" x 15' 5"
Bedroom 2	4.83m (max) x 2.95m	15' 10" (max) x 9' 8"
Bedroom 3	4.62m (max) x 3.01m	15' 1" (max) x 9' 10"
Bedroom 4	3.94m x 2.99m	12' 10" x 9' 9"



Plot 19 illustrated

GROVE

The Grove is a great size family home offering four versatile reception rooms. Downstairs you will find an open plan kitchen/breakfast room with adjacent utility room, a dual aspect living room with feature open fireplace, a separate dining room and a study. There is also a hallway and cloakroom.

On the first floor there are four double bedrooms, two with ensuite shower rooms. All bedrooms have a built-in double wardrobe and there is a further family bathroom.

Note

Plot 19 has a detached double garage with side pedestrian access to the rear garden.

Plot 21 has a double garage which is attached to Plot 22's (Longford) garage.



Images shown are not specific to The Portway (Phase 3) East Hendred.

SPECIFICATION

Please note that all information is intended to provide a general impression. The plans and perspectives are for guidance purposes only. The developer reserves the right to change the specification at any time and it is confirmed that this information cannot form part of the contract. Please check the specification and elevational treatments to your individual property prior to reservation.





Kitchen area

- Fitted Nobilia kitchen comprising of wall and base cupboards with laminate work top and up stand.
- Composite work top and up stand in the Steventon, Longford, Blewbury and Grove.
- Integrated double electric oven to all properties with the exception of the Lockinge, Upton and Chilton which has a single oven.
- Integrated five burner gas hob to the Steventon, Longford, Blewbury and Grove.
- Integrated four burner gas hob to the Lockinge, Upton, Chilton, Ardington, Hendred, Harwell, and Dere.
- Stainless steel cooker hood.
- Integrated fridge/freezer to the Steventon, Longford, Blewbury and Grove.
- Integrated dishwasher to the Steventon, Longford, Blewbury and Grove.
- Ceramic floor tiles from Minoli to the kitchen area. Breakfast/Dining area is a customer extra, subject to the stage of build.
- Recessed ceiling lights.



Utility room (Where applicable)

- Fitted base cupboard(s) with laminate work top.
- Space and plumbing for washing machine and space for tumble dryer.
- Ceramic floor tiles from Minoli.



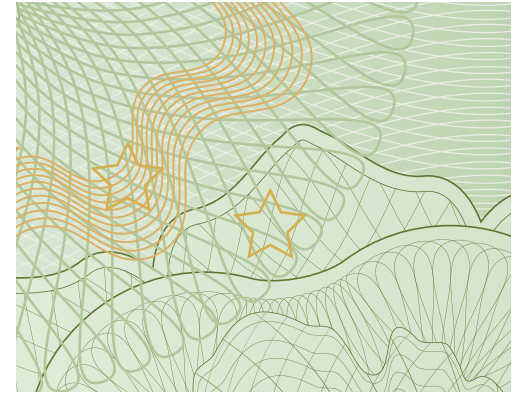
Bathroom, ensuite and cloakroom

- Ideal standard white sanitary ware with Bristan chrome taps.
- Bristan wall mounted thermostatic showers to shower enclosures (shower over bath is a customer extra, subject to stage of build).
- Chrome ladder towel rail to bathroom and ensuite.
- Minoli ceramic tiles. Full height wall tiling around bath and in shower cubicles. Half height behind WC and basin. Tiled floor.
- Splash back wall tile behind basin and floor tiling in the cloakroom.
- Tiled floors.
- Recessed ceiling lights.



Finishing touches

- Coveing to all rooms except kitchen, bathroom, ensuite, cloakroom and top floor rooms with sloping ceilings.
- Ceilings and coving (where applicable) finished in white emulsion and internal walls in gardenia.
- Flush oak laminate internal doors with chrome furniture.
- Chrome switches and sockets.
- Timber staircase with square chamfered balusters and newels painted in white with a light oak stained hand rail.
- Built-in wardrobe to bedroom one in all properties.
- Built-in wardrobe to bedroom two in all properties with the exception of the Lockinge and Harwell.
- Built-in wardrobe to bedroom three in the Dere, Steventon, Longford, Blewbury and Grove.
- Built-in wardrobe to bedroom four in the Steventon, Longford, Blewbury and Grove.



Electrical, heating, security

- BT points to breakfast/dining or family room of kitchen in the Harwell, Dere, Steventon, Longford, Blewbury and Grove. Also in the living room, study (if applicable) and all bedrooms.
- TV points to breakfast/dining or family room of kitchen in the Harwell, Dere, Steventon, Longford, Blewbury and Grove. Also in the living room, study (if applicable) and all bedrooms.
- Sky point in the living room.
- Gas fired heating system with radiators.
- Feature open fireplace with class one flue in the Dere, Steventon, Longford, Blewbury and Grove.
- Mains operated self contained smoke alarm to hallway and landing.
- PIR detector and burglar alarm.
- Main entrance door has a multi-point locking system, chrome letter plate, eye viewer, security chain and push door bell.

Externally

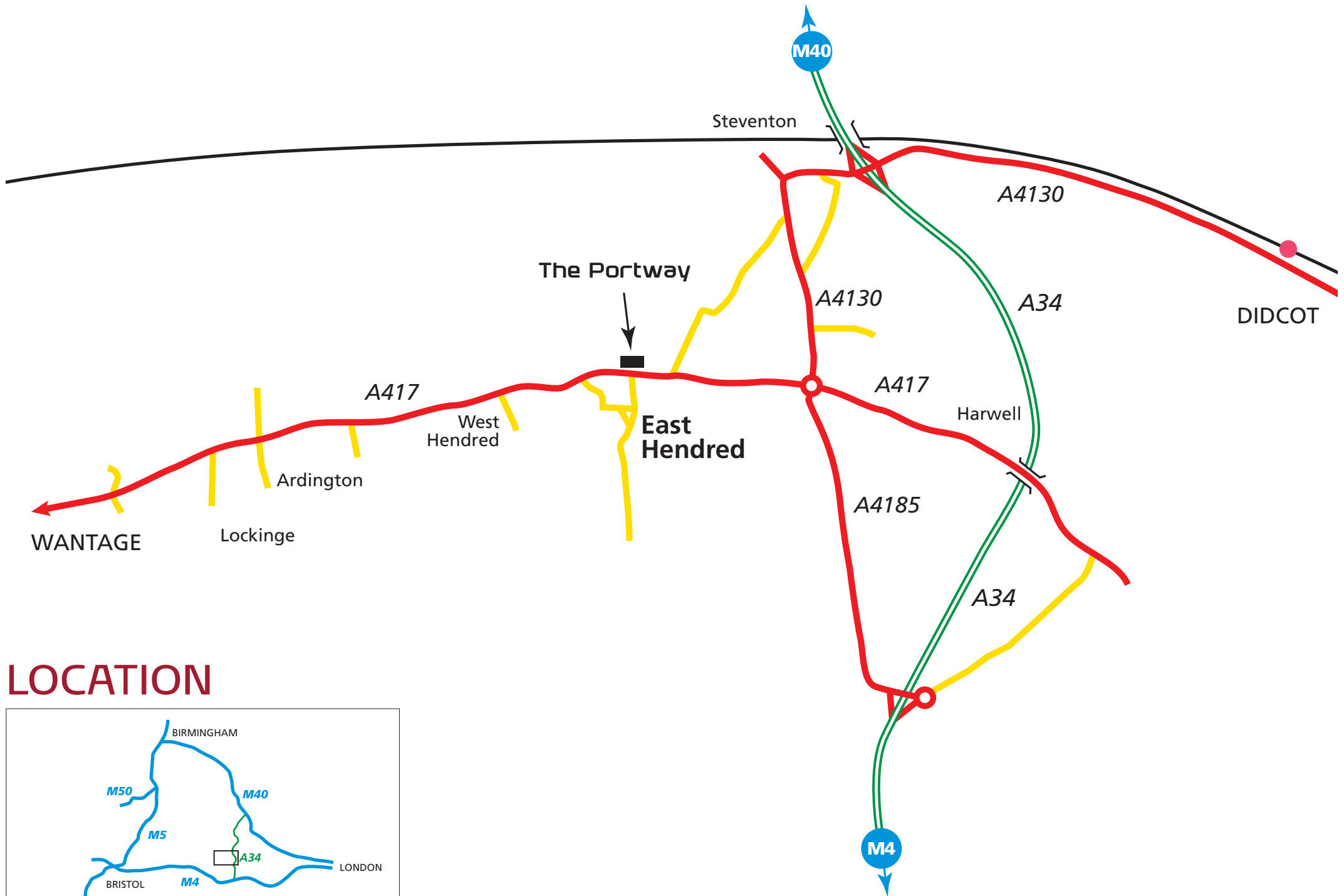
- UPVC double glazed windows.
- Turf or soft landscaping to front gardens.
- Turf to rear gardens.
- External tap.
- External light.
- Power and light to Plot 24 (Hendred), Plot 25 (Ardington), Plot 13 (Harwell) and Plot 15, (Dere) garages. Also to all double garages of the Steventon, Longford, Blewbury and Grove.

Energy efficiency

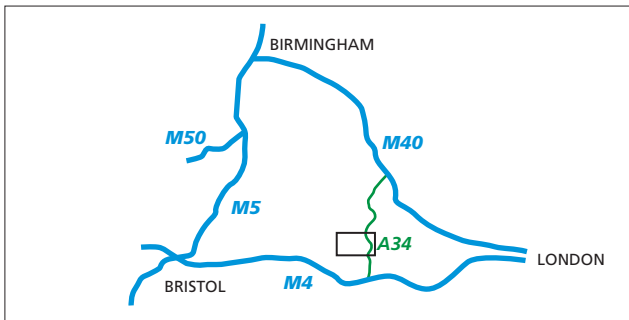
- An 'A' rated central heating/hot water boiler reducing carbon dioxide and NOx emissions.
- Shower saver. On average, a shower uses 60 litres of water at a temperature of between 40 and 41C. This shower water goes straight down the drain, wasting a great deal of heat. By running the hot water through the shower saver this heat can be transferred to the water on its way to the boiler and the cold water tap of the shower's mixer tap. This heat transfer takes place during simultaneous flows i.e. when a person is showering.
- Smart meters (supplied and fitted by British Gas). Electricity smart meter to be supplied and fitted to all units, meter to display:
 1. Current mains energy consumption (kilowatt hours).
 2. Current emissions (g/kg CO₂).
 3. Current Tariff.
 4. Current Cost.Unit to be self-charging and fixed to incoming mains supply.
- Cavity wall insulation and mineral wool insulation to the roof space reducing heat loss and heating bills.
- Water saving sanitary ware and showers reducing water consumption.
- Low energy lighting fitted with 100% of light outlets reducing the amount of electricity used.

Warranty

- Your Pye Home will be protected by a 10 Year NHBC Buildmark Warranty.



LOCATION



DEVELOPER



Formed in 1927 and based in Oxford, Pye Homes – a family run company – has built up a wealth of experience with successful developments in many counties including Oxfordshire, Berkshire, Warwickshire, Gloucestershire,

South Gloucestershire and West Sussex. Using traditional methods of construction Pye Homes have an enviable reputation of providing individuality and well designed, quality homes.

Reservations will only be taken from purchasers able to exchange contracts within 28 days of receiving the contract papers from the vendor's Solicitors.

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