



9, Portway Close, East Hendred

Wantage, Oxfordshire

9 Portway Close, East Hendred, Wantage, Oxfordshire, OX12 8FQ

Guide Price £550,000 Freehold

A superbly presented, upgraded and energy efficient family home, constructed to a high specification by Pye Homes in 2015, situated on the edge of this highly sought after downland village near to open countryside.

- Detached house presented in superb order with upgrades
- Garage with electric door, plus parking for 2 vehicles and EV charger
- Desirable village near to Milton Park, Harwell Campus and Didcot Parkway
- Planning to extend
- Good sized enclosed private garden
- Kitchen/dining/family with French doors and integrated appliances
- 2 further reception rooms
- 4 bedrooms
- En suite, family bathroom and downstairs WC
- Utility



LOCATION

The picturesque village of East Hendred nestles at the foot of a chain of hills known as The Downs in the historic Vale of White Horse in the heart of England. Far from being a sleepy village, East Hendred affords two church primary schools, a shop, two churches, a gastro pub and two further restaurants/country inns. Further information on a host of community clubs, events and organisations can be viewed by accessing the website <http://www.hendred.org/>. Nearby Wantage provides a range of comprehensive amenities including shops, banks, leisure and recreational facilities as well as a weekly market and regular farmers markets. There is also a good selection of education provision within the local area including the excellent Abingdon and Oxford schools. East Hendred is well situated for excellent access to the A34 leading to the M4 Newbury c.16m (South) and M40 Oxford c.15m (North) via the A417 and a main line train station to London (Paddington 45mins) via Didcot c.6m is also close at hand. East Hendred combines life in the 21st Century with a history stretching back many hundreds of years.

DESCRIPTION

A superbly presented, upgraded and energy efficient detached family home, constructed to a high specification by Pye Homes in 2015, situated on the edge of this highly sought after downland village near to open countryside.

This beautiful home affords spacious accommodation with a well appointed kitchen/dining/family room, with planning permission to further enhance this space for a single storey rear extension providing additional ground floor accommodation to build out into the rear garden, including into the side return and the addition of a front porch. The kitchen also benefits from a good range of integrated appliances and the dining area has French doors the garden.

Additional attractions include a separate sitting room as well as an office/snug/playroom. The ground floor is completed with a downstairs WC and a utility.

To the first floor there are four good sized bedrooms, one with an en suite as well as a family bathroom.

The current owners have also made significant upgrades by way of an electric garage door, Italian porcelain patio, Sharps fitted wardrobe, replacement carpets and an 7.7KW Ohme smart EV charger.

Outside, the property benefits from a garage adjacent to the side, which has parking in front for comfortably two vehicles, as well as an attractively landscaped front garden and a good sized enclosed private garden to the rear.

SERVICES

All mains services connected.

Gas fired central heating via radiators.

There is no estate management fee for this property which is on phase 1 of this development.

EER-B.

FLOOR AREA

1450.00 sq ft

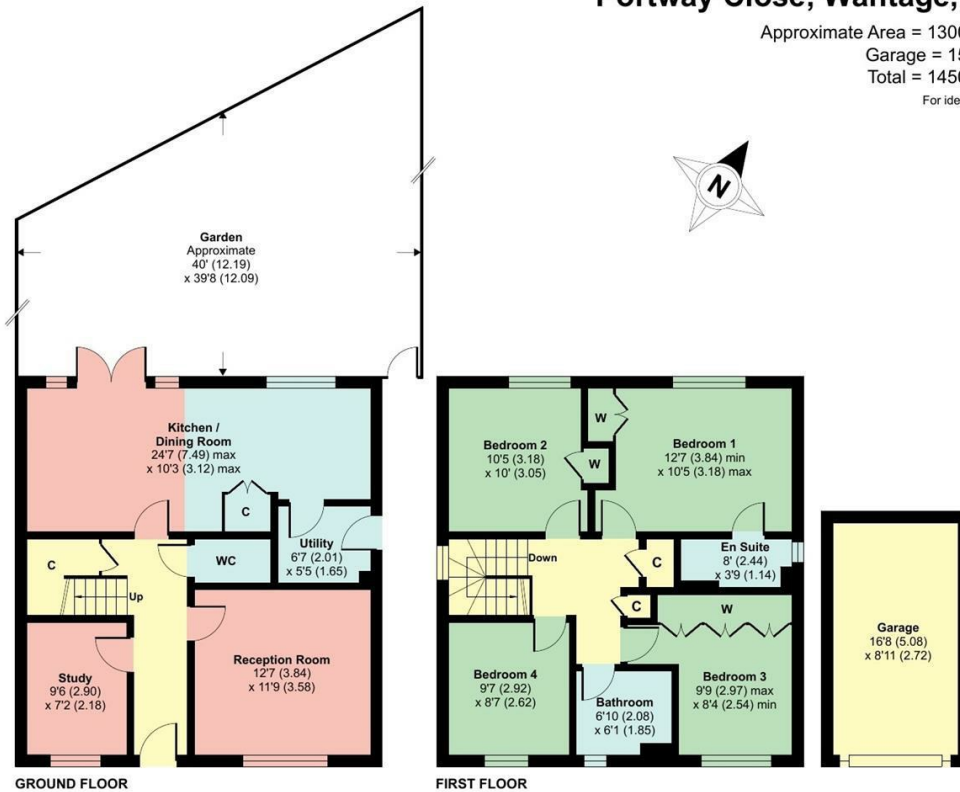
Vale of White Horse District Council

COUNCIL TAX BAND E



Portway Close, Wantage, OX12 8FQ

Approximate Area = 1300 sq ft / 120.8 sq m
 Garage = 150 sq ft / 13.9 sq m
 Total = 1450 sq ft / 134.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Douglas and Simmons Ltd. REF: 1116500

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS TO OX12 8FQ

SatNav to OX12 8FQ. Leave Wantage Market Place via Wallingford Street and continue along this road leaving Wantage on the A417 Didcot/Reading Road. After approximately 4 miles, after entering East Hendred take the left hand turning into Portway Close where No 9 can be found indicated by our D&S For Sale board. what3words: ///whites.studs.bundles

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

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While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons

www.the-londonoffice.co.uk
the-londonoffice.co.uk
 40 ST JAMES'S PLACE SW1



25 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: sales@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk

26 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: lettings@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk

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