



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



JAMESGESNER
- ESTATE AGENTS -



**18 Portway Close
East Hendred
Wantage
Oxfordshire
OX12 8FQ**

OIEO £450,000 FREEHOLD



A beautifully presented and deceptively spacious three-bedroom semi-detached family home, offering two bathrooms, a double garage and delightful south-facing gardens, quietly positioned within an exclusive cul-de-sac built by Pye Homes on the edge of the highly desirable village of East Hendred.

This attractive home combines generous accommodation with a practical family layout and occupies a peaceful setting within one of the area's most sought-after villages, ideally placed for excellent access to Harwell Campus, Milton Park and the A34.

The accommodation begins with a welcoming and light-filled entrance hall, creating an immediate sense of space. The ground floor comprises a cloakroom, a well-appointed 14ft kitchen/dining room and a spacious sitting room, where French doors open directly onto the sunny rear garden, creating an effortless connection between inside and out.

Upstairs, there are three generously proportioned bedrooms, two of which benefit from built-in storage. The principal bedroom enjoys its own en-suite shower room, whilst the remaining bedrooms are served by a well-appointed family bathroom.

Outside, the south-facing rear garden has been lovingly maintained and provides an attractive and private outdoor space. Mature, well-stocked flower and shrub borders surround a generous patio and lawn, complete with a retractable awning, making it ideal for both entertaining and relaxing throughout the warmer months.



Gated side access leads to the front, where a driveway provides off-road parking for up to four vehicles in addition to a detached double garage with courtesy door to the side. Further benefits include gas-fired central heating and double glazing throughout.

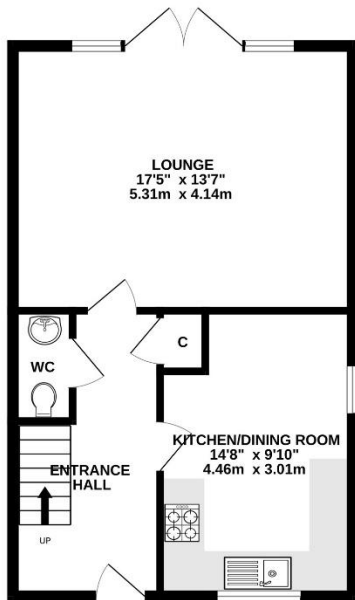
East Hendred is one of Oxfordshire's most desirable downland villages, nestled at the foot of the Berkshire Downs between the market towns of Wantage and Didcot. Renowned for its strong sense of community, the village offers two highly regarded primary schools, a village shop and post office, two churches, both a traditional village pub and a popular gastro pub, together with an award-winning vineyard and a wide variety of clubs and societies.

Nearby Wantage provides an extensive range of shopping, leisure and recreational facilities, including a weekly market and regular farmers' markets, while the area is particularly well served by an excellent choice of independent and state schools, including the highly regarded schools in Abingdon and Oxford.

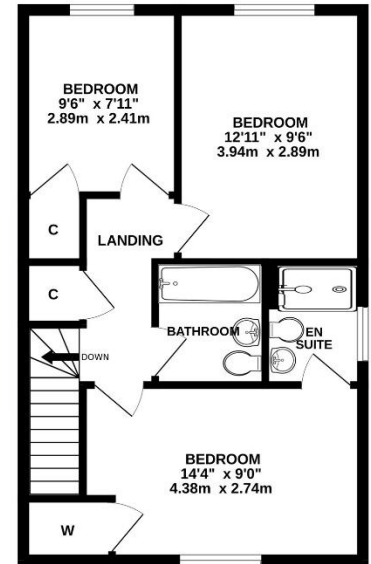
For commuters, East Hendred enjoys exceptional transport links, with the A34 providing convenient access to the M4 and M40, while Didcot Parkway is approximately six miles away, offering fast mainline services to London Paddington in as little as 45 minutes.



GROUND FLOOR
865 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1354 sq.ft. (125.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	83
(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	



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