



DOUGLAS & SIMMONS



3, Portway Close, East Hendred

Wantage, Oxfordshire

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

Guide Price £320,000 Freehold

A delightful and beautifully presented two-bedroom, mid-terrace cottage-style property, ideally positioned on the edge of this sought-after development by Messrs Pye Homes, adjoining a country lane and situated within the highly desirable village of East Hendred.

- Carport and allocated parking • Beautifully presented • En suite, family bathroom and ground floor WC • Two double bedrooms • Modern kitchen breakfast room with integrated appliances • Landscaped garden backing onto a country lane • Gas central heating • Living room with French doors and feature fireplace • Near to a bus stop • Didcot Parkway



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 delightful and beautifully presented two-bedroom, mid-terrace cottage-style property, ideally positioned on the edge of this sought-after development by Messrs Pye Homes, adjoining a country lane and situated within the highly desirable village of East Hendred.

The property offers well-appointed and thoughtfully designed accommodation throughout. A particular highlight is the modern kitchen/dining room, fitted with a range of integrated appliances, while the generous sitting room features an attractive brick fireplace and French doors opening onto the rear garden, creating a bright and welcoming space filled with natural light.

The ground floor is further enhanced by an entrance hallway and convenient cloakroom. To the first floor are two well-proportioned bedrooms, both benefiting from built-in wardrobes, with the principal bedroom also enjoying a modern en-suite shower room. A contemporary family bathroom completes the first-floor accommodation.

Externally, the property boasts an enclosed rear garden, offering a good degree of privacy and providing an attractive outdoor space. The property also benefits from a carport and an additional allocated parking space located very closeby.

SERVICES

All mains services are connected.
Gas-fired central heating to radiators.

Ofcom

For broadband and mobile phone coverage please visit:
<https://www.ofcom.org.uk/>.

FLOOR AREA

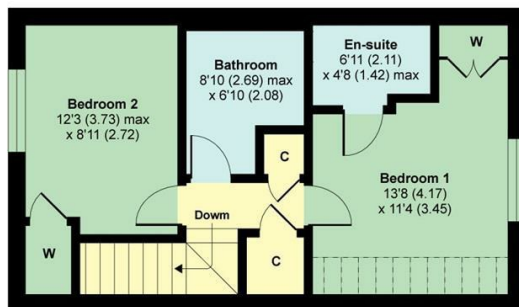
851.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND C

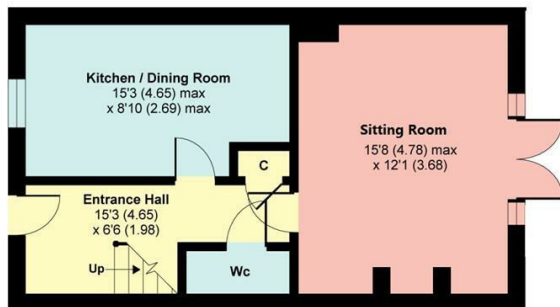


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APPROX. GROSS INTERNAL FLOOR AREA 851 SQ FT 79.1 SQ METRES (Excludes Restricted Head Height)
SHED APPROX. GROSS INTERNAL FLOOR AREA 48 SQ FT 4.6 SQ METRES
TOTAL APPROX. GROSS INTERNAL FLOOR AREA 899 SQ FT 83.5 SQ METRES (Excludes Restricted Head Height)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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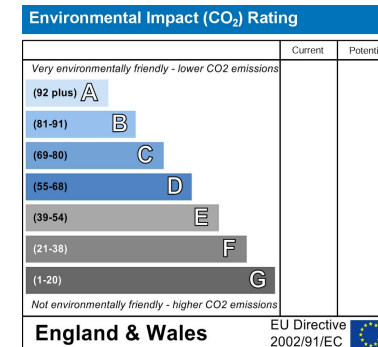
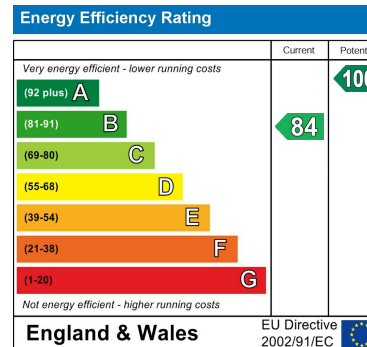
From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.



Denotes restricted head height

Carport
16'11" (5.16)
x 10' (3.05)

Shed
8' (2.44)
x 6' (1.83)



DIRECTIONS TO OX12 8FQ

what3words:///unto.beakers.hours 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 the property can be found after a short distance as indicated by our Douglas and Simmons For Sale board.

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



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