



Corbetts Way

| Thame | Oxfordshire | OX9 2FN



Williams
PROPERTIES

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Welcome to Corbetts Way, Thame, Oxfordshire - Located in the heart of Thame, this house offers not just a home, but a lifestyle. Enjoy the convenience of local amenities, schools, and beautiful green spaces right on your doorstep. Accommodation is set over three floors and consists of an entrance hall, downstairs wc and kitchen/diner to the ground floor, living room, bathroom and bedroom to the first floor, and two en suite bedrooms to the second floor. Outside there is an enclosed garden, garage & driveway.

Guide price £535,000

- Thame
- Three Bedroom House
- Garage & Driveway
- Two En Suite Bathrooms
- Balcony & Rear Garden
- Kitchen / Diner
- Set Over Three Floors
- Viewing Highly Advised

Thame

Thame is a thriving market town, perfectly situated at the foot of the Chiltern Hills, just 14 miles from Oxford. From historical buildings to beautiful parks, a Museum, a Theatre, a vibrant High Street, and regular events. Thame is located 14 miles east of Oxford, 10 miles south-west of Aylesbury and 47 miles from London. It is well connected to Birmingham and London by the M40 motorway and has excellent road links to Chinnor (B4445), Princes Risborough (A4129) and Bicester (B4011).

Council Tax

Band D

Local Authority

South Oxfordshire Council

Services

All main services available

Charges

Maintenance £160 twice a year

Entrance Hall

Enter through the front door into the hallway with doors to the kitchen/diner, wc, garage and storage cupboards. Stairs rise to the first floor.



Thame has three primary schools: Barley Hill Primary School, John Hampden Primary School and St Joseph's Catholic Primary School. It has one county secondary school, Lord Williams's School.



WC

Comprises a low level wc, pedestal hand wash basin and radiator.

Kitchen / Diner

Kitchen/diner consists of a range of base and wall mounted units with worktops, inset sink bowl unit, inset gas hob, splashback and extractor, integrated oven and grill, space for fridge/freezer and washing machine. French doors to the garden, spotlights to ceiling, tiled flooring and space for a dining table set and other furniture.

First Floor

Doors to the living room, bathroom and bedroom. Stairs rise to the second floor.

Living Room

Living room consists of carpet laid to floor, light pendants to ceiling, radiator and doors to the balcony. Space for a sofa set and other furniture.

Bedroom

Bedroom consists of windows to the front aspect, built in wardrobe, carpet laid to floor, radiator, light fitting to ceiling and space for a double bed and other furniture.

Bathroom

Bathroom comprises a low level wc, pedestal hand wash basin, panelled bathtub, enclosed shower cubicle, heated towel rail and tiling to splash sensitive areas.

Second Floor

Doors to two further bedrooms and airing cupboard.

Bedroom & En Suite

Bedroom consists of windows to the rear aspect, built in wardrobes, carpet laid to floor, light fitting to ceiling, radiator and space for a king size bed and other furniture. En suite comprises a low level wc, pedestal hand wash basin, enclosed shower cubicle and heated towel rail.

Bedroom & En Suite

Bedroom consists of a window to the front aspect, built in wardrobes, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture. En suite comprises a low level wc, pedestal hand wash basin, enclosed shower cubicle and heated towel rail.

Rear Garden

Fully enclosed rear garden with a paved patio and pathway, shingle area and gated access to the rear.

Garage & Driveway

Garage with up and over door, light and power. Driveway parking for one vehicle.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(02 plus) A			
(81-91) B				(01-01) B			
(69-80) C				(09-00) C			
(55-68) D				(05-08) D			
(39-54) E				(03-04) E			
(21-38) F				(21-20) F			
(1-20) G				(11-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.