

# 68 CORBETTS WAY

THAME, OXFORDSHIRE. OX9 2FN



HAMNETT  
HAYWARD



# 68 CORBETTS WAY

THAME, OXFORDSHIRE OX9 2FN

**A three bedroom home, forming part of a stunning development within a short walk of the town centre.**

Ideally positioned just a short walk from the picturesque town centre, Corbetts Way is a unique development of homes constructed just twelve years ago by the reputable David Wilson homes. Positioned overlooking the attractive communal garden, this lovely home is well placed within a short stroll of the well regarded Phoenix trail, providing picturesque rural walks to The Chiltern Escarpment and the thriving town centre. Thame is a highly sought after and picturesque market town, ideally positioned for access to the M40 and Haddenham & Thame Parkway for a comprehensive service into London Marylebone (under 40 mins).

Internally, this lovely modern home has well balanced accommodation extending over two floors and particular mention is made of the open plan kitchen/dining room, extending to 15' in length and overlooking the rear garden. The kitchen is fitted with a range of modern, timber style cupboard and drawer units with further eye level shelving units. The kitchen has an inset electric oven and four ring gas hob. Appliances include a washing machine, fridge/freezer and tumble dryer. Further accommodation to the ground floor includes an entrance hall with cloakroom and a formal sitting room overlooking the front. To the first floor are three bedrooms, including a principal bedroom with a range of built in wardrobes and an en-suite shower room. Two further bedrooms are served by a family bathroom.

Outside, the property enjoys a wonderful position overlooking the attractive garden square, off street parking for two cars is available to the front, one directly outside the property and a further space in a block. The rear garden offers a private South-Westerly aspect and enclosed with panel fencing. A personnel gate is located at the bottom of the garden with a footpath connecting to the front. Laid predominantly to lawn, the garden has a paved terrace ideal for entertaining and summer barbecues.

This immaculate home offers a unique opportunity to acquire a modern home within the town, very seldom are properties available within close proximity of the town centre and within a short walk of The Phoenix trail. Corbetts Way is also conveniently positioned within a short walk of the reputable John Hampden primary school.

"A STYLISH THREE BEDROOM HOME FORMING PART OF A SELECT DEVELOPMENT OVERLOOKING AN ATTRACTIVE GARDEN SQUARE, ALL WITHIN A SHORT WALK OF THE POPULAR PHOENIX TRAIL AND THRIVING TOWN



## At a Glance

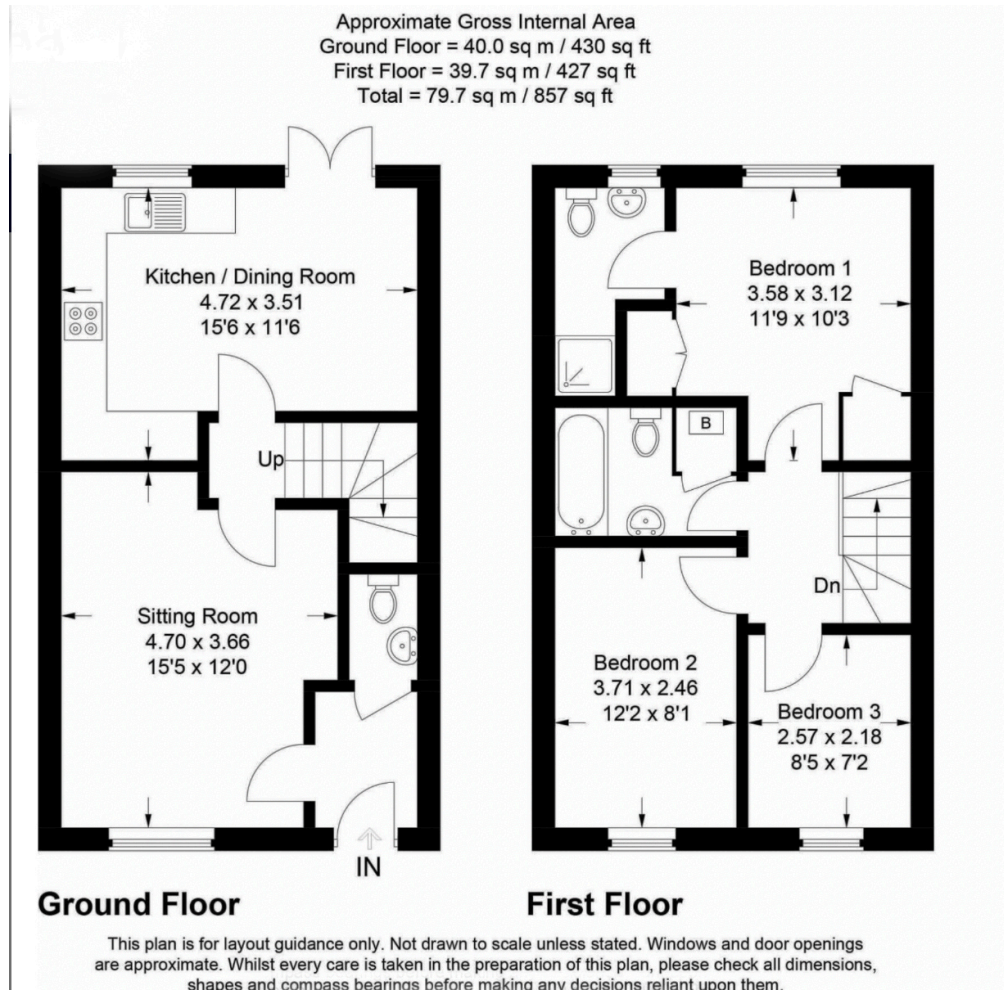
- A lovely 3 bedroom end of terrace home, overlooking an attractive garden square
- Highly desirable location within a short walk of the thriving town centre and Phoenix trail
- Generous open plan kitchen/dining room opening to the garden
- Vacant possession with no onward chain
- Fabulous, quiet 'family friendly' cul-de-sac within picturesque market town





## SUMMARY

- Entrance hall
- Cloakroom
- 15' Sitting room
- 15' open plan kitchen/dining room
- Kitchen with appliances
- Master bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom
- Off street parking for two vehicles
- Private rear garden
- South-west facing garden
- Air source heat pump to radiators
- Vacant possession with no onward chain
- Quiet development overlooking an attractive communal garden square
- Within a short walk of the thriving town centre
- Just a stones throw from the popular Phoenix trail, providing exceptional rural walks as far as the Chiltern hills
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town



## LOCATION

Thame is the quintessential English market town, located close to the Chiltern hills and the city of Oxford. Taking its name from the famous river that flows through its centre, the town is blessed with a long and illustrious history. These days it's a bustling, elegant place with something for all tastes. The pretty High Street is dotted with a mix of Medieval and Georgian buildings and home to a huge range of independent shops as well as bars, public houses and restaurants. A Waitrose and a Sainsbury's supermarket are also located in the centre, as well as the recently opened Gail's bakery. Despite Thame's rural location, the town is well positioned for links to London. Trains from the nearby station now reach Marylebone in around 36 minutes (fast train) while the M40 is a short drive from the town centre. Local education facilities are provided for all ages and include three reputable primary schools and the renowned Lord Williams' Comprehensive School which has obtained a good status from Ofsted. A bus is also available for the three Grammar schools in nearby Aylesbury. The preparatory school of Ashfold is located in the nearby village of Dorton, with a choice of private schools in nearby Oxford, all accessible by bus. All church denominations are catered for with a particularly well known Catholic school. The M40 (junction 8a) is within striking distance offering access to Oxford, London and the nearby Bicester retail village. For restaurants, Le Manoir Aux Quat Saisons, Sir Charles Napier and the Nut Tree, are close by.

## ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity

Heating: Air source central heating to radiators.

Energy Rating: Current C (70) Potential B (87)

Local Authority: South Oxfordshire District Council

Postcode: OX9 2FN

Council Tax Band: D

**HAMNETT  
HAYWARD**

HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: [thame@hamnetthayward.co.uk](mailto:thame@hamnetthayward.co.uk)