

70 CORBETTS WAY

THAME, OXFORDSHIRE. OX9 2FN



HAMNETT
HAYWARD

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A very stylish three bedroom town house enjoying a wonderful location within a short walk of the town centre.

Constructed in 2011 by the reputable house builder 'David Wilson Homes' this contemporary home forms part of an exclusive development ideally positioned within a short walk of the town centre and John Hampden primary school. Overlooking the attractive communal garden square, 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).

On entering the property the ground floor includes an entrance hall with a tiled floor providing access to a recently updated cloakroom. The sitting room is located to the front aspect extending to 15' in length and fitted with an attractive Karndean flooring. Particular mention is be made of the lovely kitchen/breakfast room, ideally positioned to the rear of the house with direct access onto the rear garden. The kitchen is fitted with a comprehensive range of units with work surfaces, appliances include an inset electric oven and four ring gas hob., fridge/freezer and dishwasher. To the first floor are three bedrooms, including a principal bedroom with a range of built in wardrobes and a modern en-suite shower room. Two further bedrooms are served by a recently replaced family bathroom.

Outside, private off street parking for two cars is available to the front of the house. The garden is completely enclosed with timber fencing and landscaped to provide a low-maintenance garden including a large terrace laid to Indian stone ideal for entertaining with the remainder currently laid to Astro Turf. The garden also includes a timber potting shed and has gated access to a private pathway extending to the front of the property.

This lovely home offers a unique opportunity to acquire a modern property so close to the town centre, 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 MODERN 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 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
- Recently replaced bathroom suites
- Fabulous, quiet 'family friendly' cul-de-sac within picturesque market town



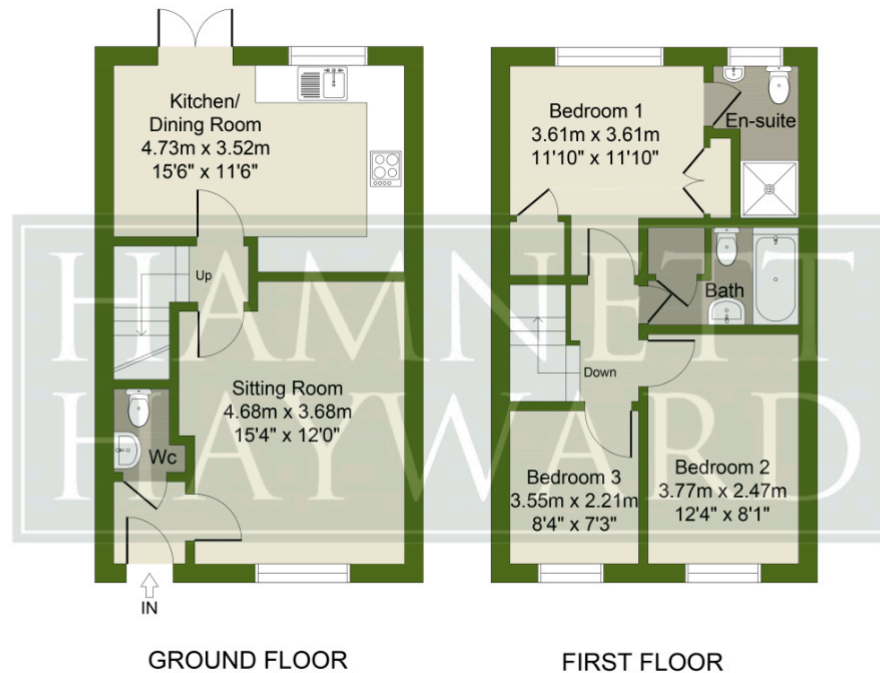
SUMMARY

- Entrance hall
- Cloakroom
- 15' Sitting room
- 15' open plan kitchen/dining room overlooking garden
- Kitchen with appliances
- Master bedroom with en-suite shower room
- Two further bedrooms
- Recently replaced family bathroom
- Off street parking for two vehicles
- Private rear garden
- South-west facing garden
- Gas fired heating to radiators
- Solar panels for hot water
- 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

AGENTS NOTE: A selection of internal photographs are dated 2022

NOT TO SCALE

Total approx. floor area for Main Dwelling 826 sq.ft. / 77 sq.m



70 Corbetts Way, Thame, Oxfordshire OX9 2FN

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or mis-statement. 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. The services, system and appliances listed in the specification have not been tested by Hamnett Hayward and no guarantee as to their operating ability or their efficiency can be given.

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, solar panels

Heating: Gas fired central heating to radiators.

Energy Rating: Current B (81) Potential A (92)

Local Authority: South Oxfordshire District Council

Postcode: OX9 2FN

Council Tax Band: D



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