

# 62 CORBETTS WAY

THAME, OXFORDSHIRE. OX9 2FN



HAMNETT  
HAYWARD



# 62 CORBETTS WAY

THAME, OXFORDSHIRE OX9 2FN

**A stylish three bedroom town 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 close to 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 three floors and particular mention is made of the open plan kitchen/dining room, extending to 15' in length and the first floor sitting room opening to a generous balcony. On arrival, a large entrance hall offers access to the cloakroom, integral garage and kitchen/dining room. The kitchen itself is fitted with a range of contemporary gloss fronted cupboard and drawer units with working surfaces and a gas hob. Further integrated appliances include an electric double oven, fridge/freezer and dishwasher. To the first floor is a sitting room, extending to 15' with glazed doors opening to a generous balcony enjoying views of the garden. Further accommodation to the first floor is 15' double bedroom and the family bathroom. To the second floor are two further bedrooms including the principal bedroom with an en-suite shower room and a further guest bedroom with a shower room.

Outside, the property enjoys a wonderful position close to the garden square, off street parking is available to the front extending to the garage. The rear garden offers a private 'low maintenance' garden with a paved terrace ideal for entertaining. A personnel gate is located to the side with access to the front.

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 STOREY TOWN HOUSE FORMING PART OF A SELECT DEVELOPMENT WITH AN ATTRACTIVE GARDEN SQUARE, ALL WITHIN A SHORT WALK OF THE POPULAR PHOENIX TRAIL AND THRIVING TOWN CENTRE”



## At a Glance

- A lovely 3 bedroom townhouse located within a popular development enjoying a 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
- Three generous bedrooms, three bathrooms
- Fabulous, quiet 'family friendly' cul-de-sac within picturesque market town





## SUMMARY

- Entrance hall
- Cloakroom
- 15' kitchen/dining room
- First floor sitting room opening to balcony
- Master bedroom with en-suite shower room
- Guest bedroom with en-suite shower room
- Bedroom three
- Family bathroom
- Off street parking
- 19' garage
- Low maintenance garden
- Gas fired central heating
- 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: Gas fired central heating to radiators.

Energy Rating: Current C (79) Potential B (88)

Local Authority: South Oxfordshire District Council

Postcode: OX9 2FN

Council Tax Band: D

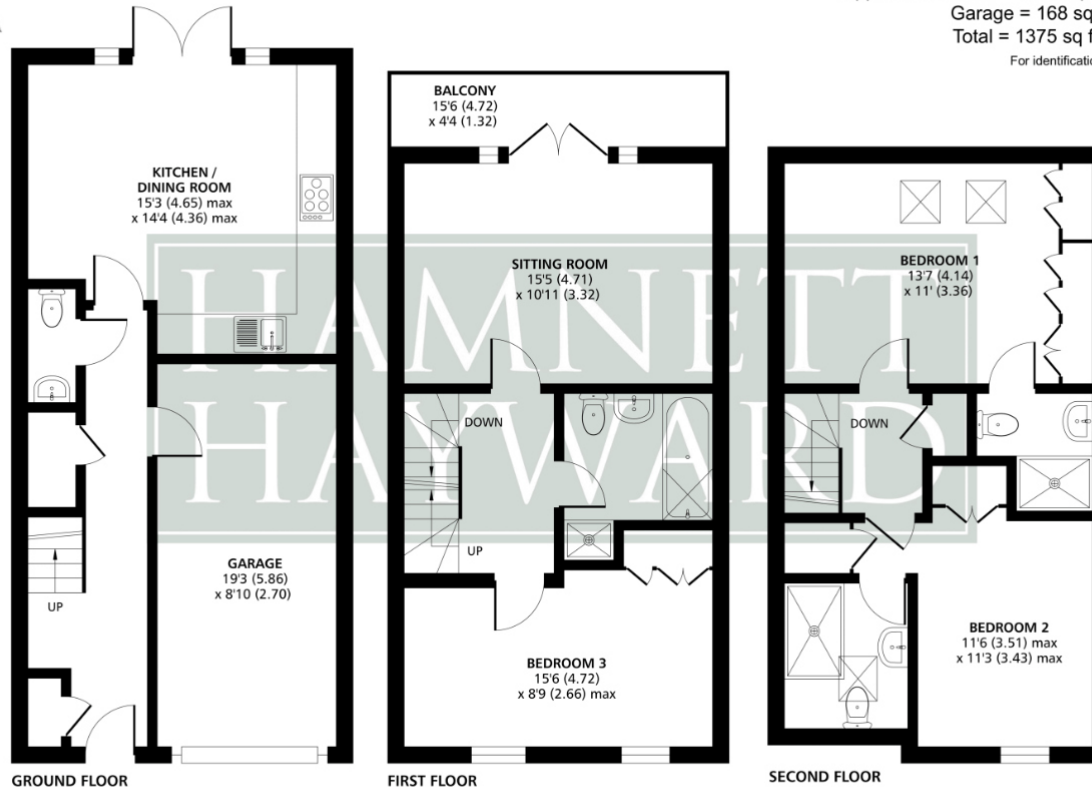
## Corbetts Way, Thame, OX9

Approximate Area = 1207 sq ft / 112.1 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1375 sq ft / 127.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hamnett Hayward Ltd. REF: 1359712



HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

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