



75 Corbetts Way  
Thame, Oxfordshire,  
OX9 2FN

Guide Price £545,000

**RB** REASTON BROWN



## A Three Bedroom Semi Detached Property With Allocated Parking For Two Cars. Situated In A Popular Square. Near The Centre Of The Beautiful, Market Town Of Thame.

This beautifully presented home is tucked away, within a small and peaceful modern development, offering well-balanced accommodation arranged over three floors with a light, contemporary finish throughout. The property is entered via a tiled entrance hall. To the left is a downstairs cloakroom fitted with a white suite, complemented by a useful storage cupboard, providing everyday convenience. Positioned to the front of the house, the kitchen is fitted with a comprehensive range of wall and base units, offering ample storage and preparation space.

The room is well equipped and has space for freestanding dishwasher, washing machine and fridge freezer, alongside an integrated gas hob with electric oven. A contemporary spray mixer tap completes this practical and well-planned space. To the rear of the property, the open plan sitting area with underfloor heating and a log burner, and dining room forms the heart of the home. Finished with attractive hard vinyl flooring, the room offers generous space for both seating and a family dining table. This area opens seamlessly into the extended living room, where the sense of light and space is immediately apparent. Velux roof windows flood the room with natural light, while bi-folding doors open directly onto the patio and garden, making this an ideal space for entertaining and family life.

The first floor offers two well-proportioned bedrooms and a family bathroom. The main guest bedroom is a comfortable double room overlooking the rear garden and benefits from fitted wardrobes. The family bathroom is fitted with a modern white suite, including a bath with overhead shower, wash basin, WC, and a ladder-style heated towel rail. A further bedroom to the front of the property is currently arranged as a home office and benefits from fitted double wardrobes.

The second floor is dedicated to an impressive principal suite, creating a private retreat. The spacious bedroom features professionally fitted bespoke wardrobes and dressing area, with excellent natural light. The adjoining en-suite is finished with a large walk-in rainfall shower, double sinks, white sanitaryware and a ladder-style heated towel rail. Outside, the rear garden is laid with a slate patio area leading onto a lawn bordered by established shrubs, with a mature tree providing natural screening. To the front are two allocated parking spaces, with additional space for two guest vehicles. The development is quiet and conveniently located within walking distance of Thame and its amenities. EPC C Council Tax C Freehold Maintenance Charge £321.49 per annum

### Situation

**Thame** is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens, and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants, you could have breakfast at Black Goo or a pleasant lunch at the Six Bells and dinner at the Thatch. Thame also has a health centre and a cottage hospital, sports facilities, and excellent schooling, including a Catholic school, Church of England school and the sought after Lord Williams secondary school. There is also access to the grammar schools in Buckinghamshire. London Marylebone can be reached in 34 minutes via Haddenham & Thame Parkway Station and M40 junction 7 for access to London, Birmingham and the Northern Networks is nearby. Thame also has a good bus service to Oxford, Aylesbury, and the neighbouring villages, which have walks, country pubs and beautiful scenery through the Chiltern Hills.

*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied.*

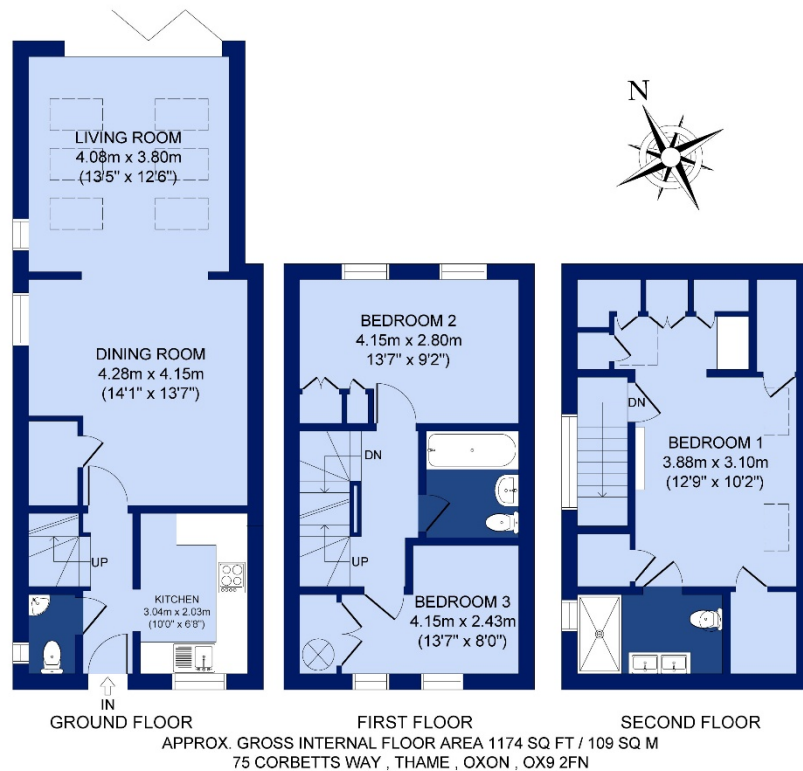
*Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*











All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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