

# 87 Corbetts Way

Thame | Oxon | OX9 2FN





Price £475,000

## ACCOMMODATION

Situated in an ideal location within Thame

Reception hallway with cloakroom

Sitting room with aspect to the front

Inner hallway with stairs to first floor

Open plan kitchen / dining room

French doors opening to rear garden

Main bedroom with wardrobes & en suite

One double bedroom and a single room

Family bathroom with shower over bath

Landscaped south facing gardens &  
parking for two cars at the front



A beautifully presented home situated in a small & attractive development of houses built in 2011 by David Wilson Homes and ideally located within a short walk of Thame High Street and local amenities. The property is in a cul de sac position with parking immediately to the front. The property opens into the reception hallway with cloakroom. The sitting room faces to the front of the property with door leading to the inner hallway with staircase leading to the first floor. There is a light and spacious open plan kitchen / dining room with



a good range of base and wall units with double wall mounted oven, integrated fridge / freezer, washing machine and dishwasher. There are French doors leading out into the pretty south facing rear garden. On the first floor the main bedroom faces to the rear of the property and has a range of built in wardrobes plus storage cupboard and an en suite shower room with ladder radiator. There is a further double bedroom and a good sized single bedroom as well as a fully tiled family bathroom with shower over the bath. Externally the rear garden benefits from being south facing and is fully enclosed with gated side access and has been beautifully landscaped to provide two seating areas as well as a lawned area and borders. Immediately to the front of the property there is tandem parking.

## KEY FEATURES

- A delightful development built in 2011 by David Wilson Homes
- Three bedroom semi-detached home beautifully presented throughout
- Within a short walk to Thame High Street and Cuttlebrook Nature Reserve
- Walking distance to Lord Williams's Upper School and Primary Schools
- Excellent commuting from Thame & Haddenham Parkway Station
- M40 is easily accessible from both Milton Common or Kingston Blount
- Offered for sale with **NO ONWARD CHAIN**. Please call Colombs to arrange a suitable time to view on **01844 214421**.





## THAME

Thame is a bustling traditional Market town located close to the Chiltern Hills and the historic City of Oxford. Within Thame there are many lovely restaurants, public houses and coffee shops.

Thame has a thriving well supported market each Tuesday with a farmers' market once a month. The traditional cattle market takes place within Thame each week. There is a small theatre within Thame called The Thame Players and there are numerous clubs and societies.

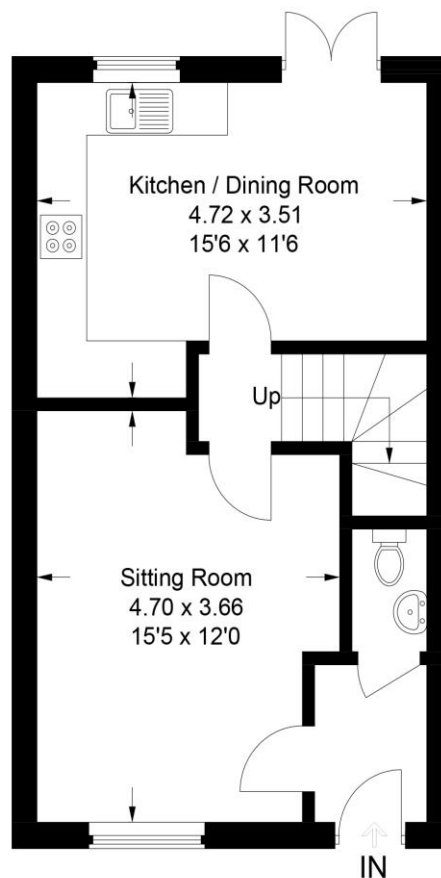
Thame is nicely positioned for the commuter. Haddenham station is some 5 minutes' drive from Thame and provides a direct route to London Marylebone in some 36 minutes, whilst the M40 motorway is a short drive from Thame.

Local Authority – South Oxfordshire District Council

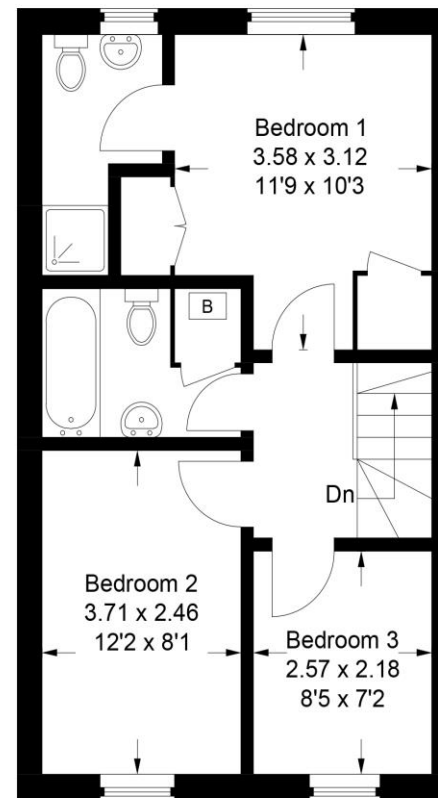
Council Tax - D

EPC - C

Approximate Gross Internal Area  
Ground Floor = 40.0 sq m / 430 sq ft  
First Floor = 39.7 sq m / 427 sq ft  
Total = 79.7 sq m / 857 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Colomb's



1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN

**01844 214421**

thame@colombs.co.uk

**www.colombs.co.uk**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.