

79 Corbetts Way,
Thame, Oxfordshire
OX9 2FN

Guide Price
£339,500

REASTON BROWN

A Spacious Two Bedroom Coach House Apartment Featuring A Bright Triple Aspect Living Room, Fitted Kitchen, Versatile Garage, Private Courtyard Garden, Allocated Parking With Gated Access.

Situated within the popular Corbett Way development, overlooking an attractive communal green space, this characterful freehold coach house apartment offers well-proportioned accommodation, excellent storage and the added benefit of a private courtyard garden.

The entrance hall provides useful space for coats and shoes, with stairs leading to the main living accommodation above. The integral garage has been adapted by the current owner to provide a versatile gym and storage area, with direct access through to the courtyard garden.

Upstairs, the particularly light and spacious sitting and dining room enjoys a triple aspect, allowing plenty of natural light to fill the room. Attractive hard flooring and a gas fireplace create a comfortable living space, ideal for both relaxing and entertaining. A generous airing cupboard houses the hot water cylinder, which is connected to the solar water system.

The kitchen is positioned to the rear and offers a good range of fitted units and worktop space, together with an electric oven, gas hob, integrated dishwasher, fridge freezer and washing machine.

There are two well-proportioned double bedrooms, both enjoying a front aspect and benefiting from fitted wardrobes. The bathroom is fitted with a white suite comprising a bath with overhead shower, wash basin and WC, complemented by tiled walls and flooring.

Outside, the private courtyard is laid mainly to paving with raised flower beds, providing a pleasant space to enjoy outdoors. There is access to an allocated parking space located behind electric gates and via a rear gate in the garden.

Additional Information: Freehold. Managed by Remus Management Company. Monthly maintenance charge understood to be approximately £150 per month EPC Rating C. Council Tax Band E.

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. We occasional digitally enhance images (remove personal item/add in furniture). 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.








... and
Relax

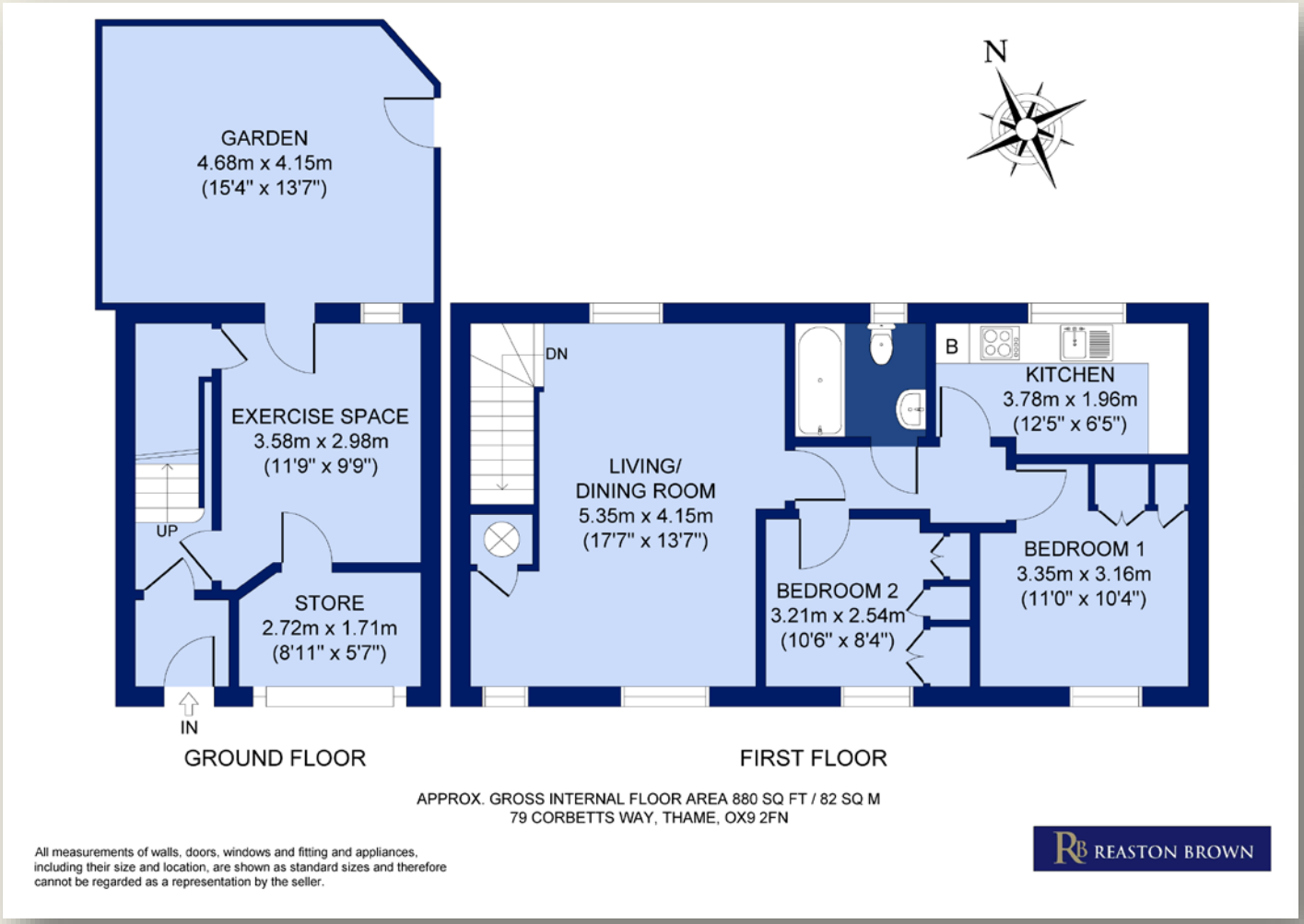


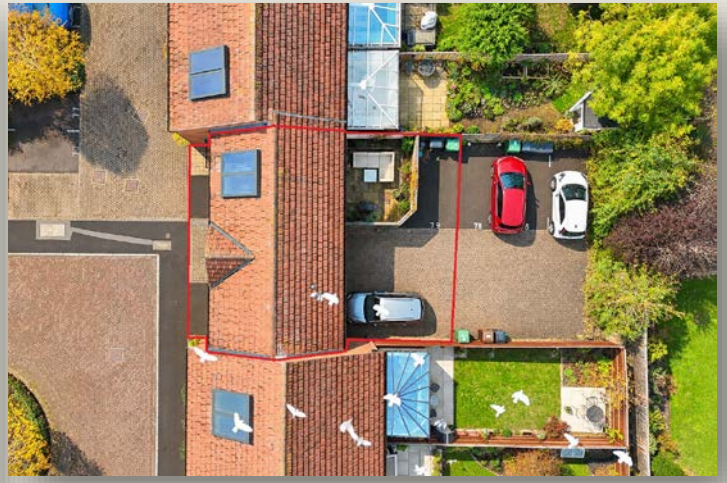







79







Viewing is Strictly by Appointment through Reaston Brown

If an offer is accepted, we are legally required to carry out Anti-Money Laundering (AML) checks on the applicant. A fee of £75 + VAT is charged to cover the cost of this check.

www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk
94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626
2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855
119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589