

# 16 MICHAELIS ROAD

THAME, OXFORDSHIRE. OX9 2FB



HAMNETT  
HAYWARD

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**A two bedroom ground floor apartment with communal garden and allocated parking space**

16 Michaelis Road forms part of a character Victorian former workhouse converted in 2007 by Berkeley Homes into individual residential apartments and houses set in the former Rycote Collage grounds. Being only a stones throw from High Street the apartment is ideally situated for level walking distance to the towns many facilities and has the advantage of an allocated parking space.

Converted to a high specification this particular ground floor apartment includes a good sized entrance hall with a large storage cupboard including plumbing for a washing machine and a double aspect open plan kitchen/ living room fitted with a modern range of floor and wall units with integrated Bosch oven, ceramic hob, extractor hood, fridge/freezer and full sized dishwasher. The kitchen area has good storage and LED pelmet lighting.

The master bedroom has a built-in double wardrobe, book shelves and the advantage of a large en-suite bathroom with separate full sized shower cubicle. The second bedroom also features a full height book shelf, can accommodate a double bed and has a built-in storage cupboard with Megaflo hot water cylinder.

An allocated parking space is located to the front of the workhouse and a communal entrance hall with intercom provides access to the front door located at the rear. The communal gardens are laid mainly to lawn with mature trees and can be used by the residents.

“A CONVERSION OF A GRADE II LISTED VICTORIAN WORKHOUSE FORMING PART OF A SOUGHT AFTER RESIDENTIAL DEVELOPMENT LOCATED WITHIN WALKING DISTANCE OF THE HIGH STREET”



## AT A GLANCE

- Ground floor two bedroom apartment converted from a Grade II listed former workhouse
- Converted in 2007 to a high specification with contemporary kitchen and sanitary ware
- Two double bedrooms with en-suite facilities to the master bedroom
- Level walking distance to High Street
- NO UPWARD CHAIN



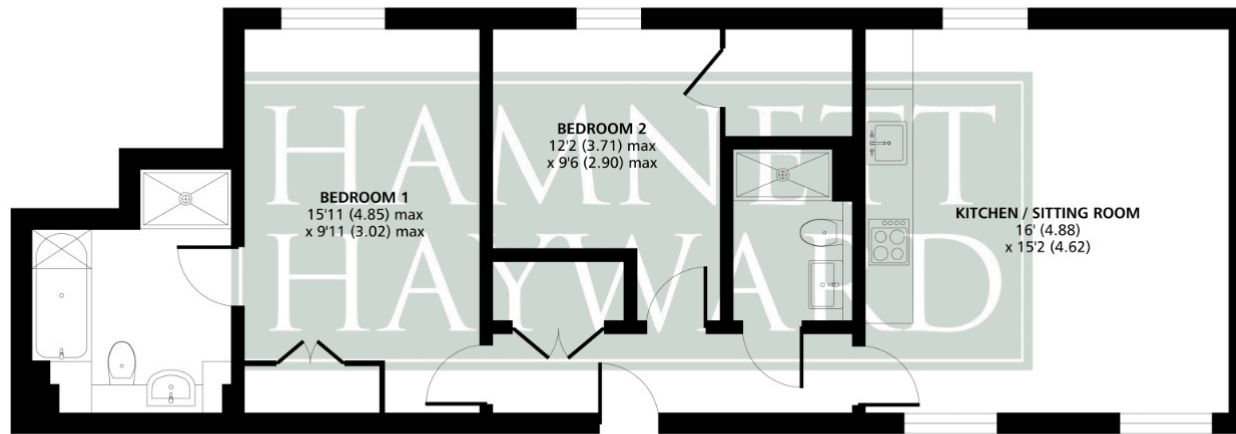
## SUMMARY

- Entrance hall with intercom
- Open plan kitchen/sitting room
- Master bedroom with en-suite bathroom
- Second double bedroom
- Shower room
- Communal gardens
- Allocated off street parking
- London Marylebone in 36 minutes from nearby  
Thame & Haddenham Parkway
- Picturesque market town
- NO UPWARD CHAIN

## Michaelis Road, Thame, OX9

Approximate Area = 735 sq ft / 68.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamnett Hayward Ltd. REF: 1088753

## 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 & Sainsburys supermarket are also located in the centre. Despite Thame's rural position, 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. 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

## ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity

Management charge £1,600.00 P.A., Ground rent £200.00 P.A.

Leasehold: 125 years from 2009

Heating: Electric underfloor heating

Energy Rating: Current C (72) Potential C (77)

Local Authority: South Oxfordshire District Council

Postcode: OX9 2FB

Council Tax Band: D

**Guide Price £350,000**



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