

18 MICHAELIS ROAD

THAME, OXFORDSHIRE. OX9 2FB



HAMNETT
HAYWARD

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A modern conversion of a historic Grade II listed building within a short walk of the town centre.

Located within the heart of this beautiful market town is 18 Michaelis Road is a well presented two bedroom home being offered with immediate vacant possession.

Carefully designed and converted by the award winning house builder Berkeley Homes, this very stylish home offers well appointed accommodation over two floors with an abundance of character and exceptionally light rooms. The wonderful entrance hall has a full height glazed window to provide views over the development that in turn extends into the open plan living/ dining room. Stairs rise to the first floor and there is access to ground floor cloakroom fitted with a modern white suite. The living/dining room is a spacious open plan reception offering a bright double aspect with further views to the front and overlooking the well maintained gardens at the rear. This lovely room opens onto the well appointed kitchen which has been fitted with a contemporary range of walnut style fronted cupboard and drawer units and include a range of integrated appliances.

To the first floor the landing provides access to two double bedrooms. The 17'9 master bedroom has been fitted with a range of built-in wardrobes and both bedrooms are served by a modern bathroom with separate shower cubicle.

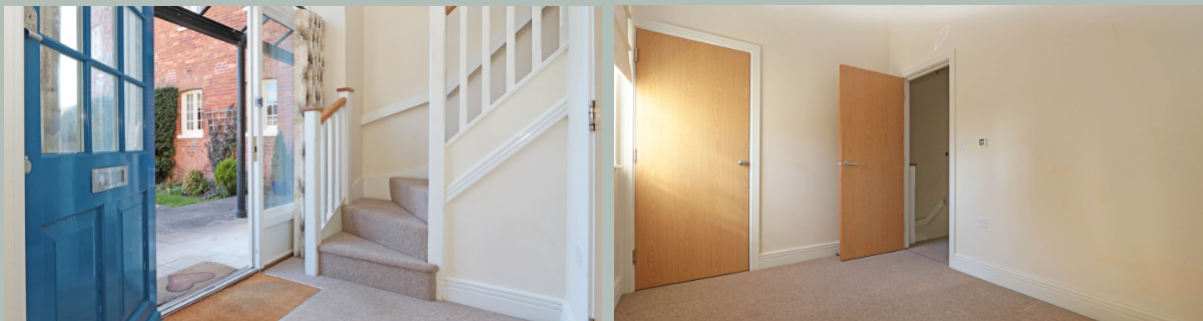
Outside, private parking is located to the front of the property and 18 Michaelis Road has one designated space. To the rear are substantial communal gardens laid predominantly to lawn with a small terrace directly to the rear of the property for outside entertaining. The communal gardens are regularly maintained by the management company.

“A VERY STYLISH TWO BEDROOM CONVERSION WITHIN A DELIGHTFUL GRADE II LISTED VICTORIAN BUILDING CLOSE TO THE TOWN CENTRE



AT A GLANCE

- Very stylish open plan living within a character Grade II listed former workhouse
- Converted in 2007 to a high specification with contemporary kitchen and sanitary ware
- Two double bedrooms and bathroom with separate shower cubicle
- Level walking distance to High Street
- NO UPWARD CHAIN



SUMMARY

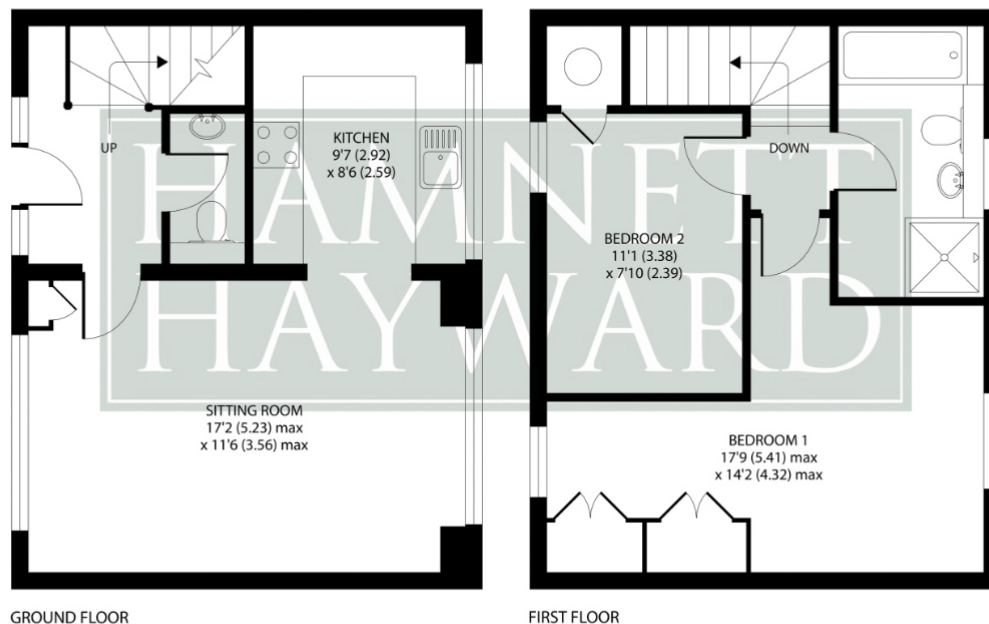
- Entrance hall
- Cloakroom
- Open plan living/dining room
- Stylish kitchen with integrated appliances
- 17' Master bedroom
- Second double bedroom
- Family bathroom with shower
- Communal gardens
- Allocated off street parking
- Highly sought after location within a short walk of the town centre
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town
- NO UPWARD CHAIN



Michaelis Road, Thame, OX9

Approximate Area = 764 sq ft / 71 sq m

For identification only - Not to scale



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.

ADDITIONAL INFORMATION

Services: Mains water,, electricity and drainage
Management charge* £1700 P.A , Ground rent £200 P.A
Leasehold: 125 years from 2009
Heating: Electric underfloor heating
Energy Rating: Current E (41) Potential D (65)
Local Authority: South Oxfordshire District Council
Postcode: OX9 2FB
Council Tax Band: D
*Based on last payment by owners.

Guide Price £389,950



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Hamnett Hayward Ltd. REF: 685880

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