



Apartment 2, 15 Michaelis Road,  
Thame, OX9 2FB

Guide Price  
£549,950

RB REASTON BROWN

# A Stunning Two-Storey Penthouse Apartment in the Former Rycotewood College, Offering Spacious, Immaculate Interiors, Elevated Triple-Aspect Views, Within Walking Distance of Thame – Offered with No Onward Chain.

A beautifully appointed and contemporary apartment set across the first and second floors of an elegant period building, offering generous and well-designed living space. Blending classic charm with modern finishes, the property benefits from underfloor heating throughout and secondary glazing, ensuring year-round comfort and energy efficiency.

At the heart of the home is a stunning 32'4" second-floor drawing room, flooded with natural light and enjoying far-reaching views. This expansive space is ideal for both entertaining and everyday living. The adjacent kitchen is fitted with sleek white gloss wall and base units, granite worktops, and integrated Bosch appliances, centred around a stylish island with breakfast bar for informal dining.

On the first floor are two spacious double bedrooms. The triple-aspect principal bedroom includes a dedicated dressing area with built-in wardrobes and a private en suite bathroom. The second bedroom also features a built-in wardrobe and is served by a separate modern shower room. A wide hallway provides enough space to accommodate a study area if desired.

Residents benefit from access to immaculately maintained communal gardens, offering a peaceful shared outdoor space. The property also includes three allocated parking spaces, a rare advantage in this type of setting.

Additional features include timber-framed Georgian bar windows that retain the period character, a telephone entry system, and well-kept communal areas.

EPC: C Council Tax: E Leasehold Ground Rent £200 PY Service Charge £296.71 PM



## 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 Eight 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.*





Sitting / Dining Room 32'4 x 16'7 (9.85m x 5.05m)  
 Kitchen / Breaksast 16'7 x 15'0 (5.05m x 4.57m)



Bedroom I 22'1 x 16'9 (6.73m x 5.10m)  
 Bedroom II 12'8 x 12'6 (3.86m x 3.81m)

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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**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

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