



Apartment 3, 15 Michaelis Road, Thame,  
Oxfordshire, OX9 2FB

Offers In Excess of  
£550,000

**RB** REASTON BROWN

# This Stunning Contemporary Two-Storey, Two Bedroom Penthouse Apartment Is Situated Within The Converted Rycote Wood College building. Offering Spacious And Impeccably Designed Living Space With Elevated Views Over Thame And The Surrounding Area.

This wonderful apartment forms part of the original period building, with exposed beams and timber-framed windows featuring Georgian bars, maintaining the historical character of the building. The layout of the apartment is thoughtfully designed, occupying both the first and second floors of the building. The standout feature is the generously sized second floor drawing room, spanning an impressive 32 feet and 7 inches. This area provides an exceptional space to relax and entertain. The kitchen is modern and well-appointed, featuring high-gloss wall and base units with granite countertops and a range of integrated Bosch appliances. The two double bedrooms are located on the first floor. The master bedroom is a triple-aspect room that includes a double built-in wardrobe with en-suite bathroom and separate shower unit. The second bedroom also benefits from a built-in wardrobe with a fireplace as a feature. There is also a separate shower room to complete this floor. For comfort, the apartment boasts underfloor heating throughout, providing efficient and cozy heating. Security is also a priority, with a telephone entry system in place, and the communal areas are well-maintained. For parking convenience, this property comes with two allocated parking spaces. In summary, this penthouse apartment blends contemporary design with period charm, offering spacious living spaces, modern amenities, and stunning views, making it an excellent choice for those seeking a luxurious and comfortable living experience.

EPC is rated C, Council Tax Band E,

Service Charge £220 + VAT per month, Leasehold 111 years remaining.

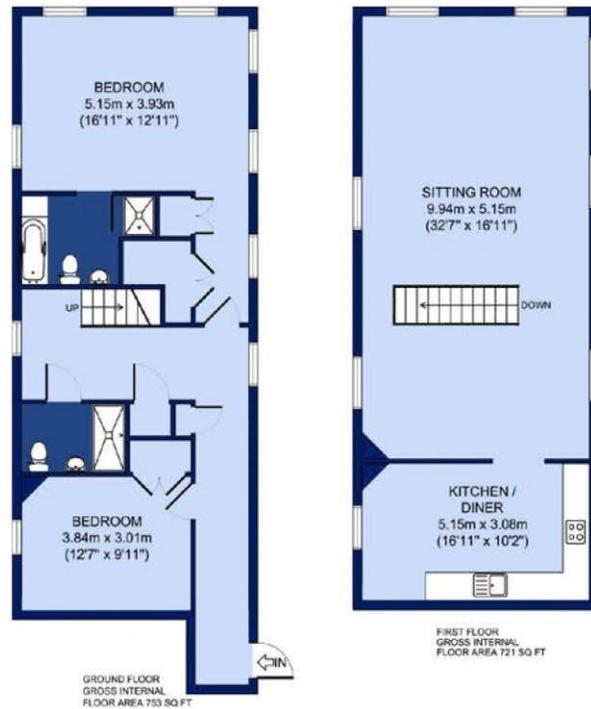
## Situation

**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.*







APPROX. GROSS INTERNAL FLOOR AREA 1474 SQ FT / 137 SQ M  
 FLAT 3 15 MICHAELIS ROAD OX9 2FB

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



*Viewing is Strictly by Appointment through Reaston Brown*

**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



*Sales, Lettings, Commercial & Chartered Surveying*

