



Connells

Fennells Barn Oxford Road
Oakley Aylesbury

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for sale guide price
£630,000



Property Description

Fennells Barn, a character property nestled in the village of Oakley. Originally a traditional barn, this home has been converted to create a unique five-bedroom residence that combines rustic charm with modern comfort.

Set on a generous plot, Fennells Barn offers a versatile living space with the property featuring two reception rooms, each with its own character with exposed timber beams to vaulted ceilings and a wood-burner that makes it ideal for both entertaining and family living. The heart of the home is a spacious kitchen-dining area with ample room for social gatherings.

The property has two bedrooms on the upper floor with one bathroom and one shower room and three bedrooms on the lower floor with one ensuite and two W/C's. Each room is filled with natural light and ambiance of the original barn structure.

Outside, the home has a sweeping driveway that provides ample off-road parking, while the front and rear gardens offer a space for relaxation, play, and outdoor dining. With a mix of lawned areas, patios.

Set within easy reach of local amenities, countryside walks, and well-regarded schools, Fennells Barn is a rare find for those seeking a peaceful village lifestyle.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

13' 5" x 11' 8" (4.09m x 3.56m)

Kitchen

16' 1" x 13' 2" (4.90m x 4.01m)

Living Room

15' 1" x 15' 1" (4.60m x 4.57m)

Reception Room

15' 1" x 14' 9" (4.60m x 4.50m)

Kitchen/Utility

13' 8" x 13' 4" (4.17m x 4.06m)

Bedroom One

15' 5" x 14' 4" (4.70m x 4.37m)

Bedroom Two

15' 5" x 9' 4" (4.70m x 2.84m)

Bedroom Three

13' 7" x 15' 1" (4.14m x 4.60m)

Bedroom Four

13' 5" x 12' 2" (4.09m x 3.71m)

Bedroom Five

12' 1" x 13' 4" (3.68m x 4.06m)

Oakley, a picturesque village in Buckinghamshire, offers a tranquil and idyllic setting that perfectly captures the essence of English countryside living. Surrounded by farmland, Oakley provides a peaceful retreat while still being conveniently located within easy reach of larger towns and cities.

The village is characterized by its charming period properties, leafy lanes, and a close-knit community. Residents enjoy a slower pace of life, with the village's traditional pub, village hall, and local church serving as the heart of social activities. Oakley's rural charm is complemented by excellent access to nature, with plenty of walking and cycling routes right on the doorstep, offering stunning views of the surrounding landscape.





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 Band: E

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Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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