



**Connells**

Poplar Farm Oxford Road  
Oakley Aylesbury



#### Property Description

Escape to Rural Buckinghamshire: Oakley, a delightful village nestled in the heart of Buckinghamshire, offers a perfect blend of peaceful countryside living and convenient access to modern amenities.

Oakley is characterised by its charming rural landscape, with rolling fields and traditional countryside views. Experience the tranquillity of village life, away from the hustle and bustle of urban centres. With a strong sense of community, where neighbours know each other, and local events foster a welcoming atmosphere, families will also appreciate the well-respected Oakley C of E combined school for age groups 4 - 11. Benefit from easy access to the historic market town of Thame, offering a wide range of amenities boutique shops and independent retailers regular farmers' markets, community events and a vibrant selection of restaurants, pubs, and cafes. For commuters, arrive into Marylebone Station from Haddenham or Thame Parkway in under an hour, making travel time to London convenient. Another excellent transport link is the M40 located approximately 6 miles to the west, the convenient proximity of the M40 makes the location ideal for commuting and business connectivity while retaining a peaceful rural setting.

There is further option to purchase a detached timber outbuilding with further land ideal for conversion to a garage with further room space subject to the necessary consent.

### 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.

### Barn Section One

18' 8" x 26' 11" ( 5.69m x 8.20m )

### Barn Section Two

15' 1" x 26' 3" ( 4.60m x 8.00m )





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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01844 260000**  
**E [thame@connells.co.uk](mailto:thame@connells.co.uk)**

103 High Street  
 THAME OX9 3DZ

EPC Rating: Council Tax  
 Exempt Band: G

**view this property online [connells.co.uk/Property/THM307112](http://connells.co.uk/Property/THM307112)**



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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