



Land at Stoke Grange Farm

Stoke Talmage, Oxfordshire

**Carter Jonas**

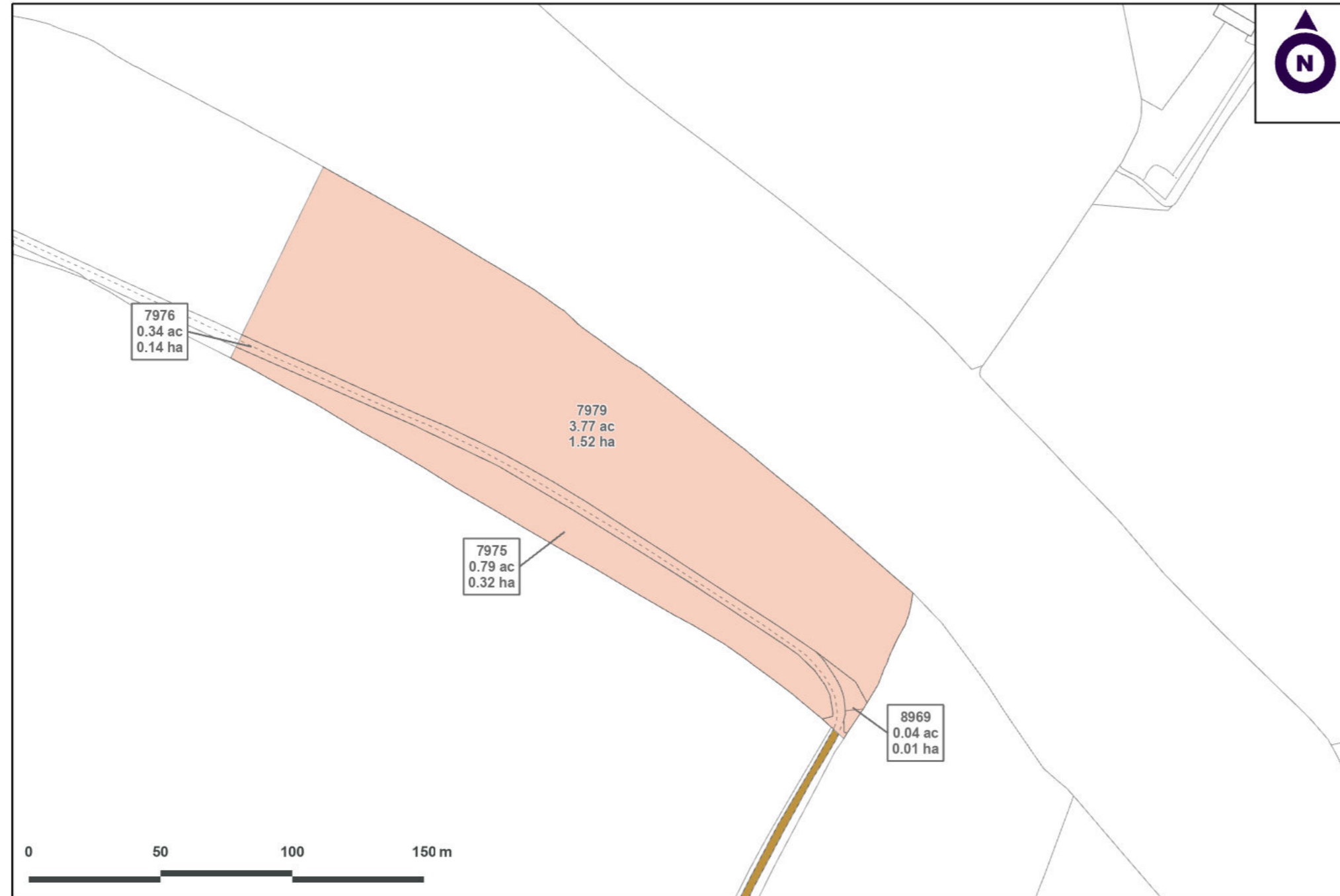
# Land at Stoke Grange Farm Stoke Talmage Oxfordshire OX9 7EZ

## Village edge pasture within a striking distance of Thame.

The land at Stoke Grange Farm provides a block of pastureland on the outskirts of the village of Stoke Talmage. It has access via a track from the centre of the village and is currently used for grazing.

In all extending to 4.93 acres (2 ha).

For sale by private treaty as a whole.



Carter Jonas



## Location

The property is located to the southeast of Oxford (8 miles). Train stations are found in Oxford and Thame (4 miles) which provide direct trains to London Paddington and London Marylebone, while the nearby M40 offers convenient access to both London and Oxford.

## Amenities

Shops, a primary school, public houses and a church are all available in the village of Tetsworth, around 1.3 miles from the property. Further amenities, such as larger shopping centres and schools are available in the nearby town of Thame and city of Oxford.

## Land

The land extends to 4.93 acres (2 ha) in all and is divided into 2 parcels of fenced pasture.

Purchasers should note that there is a right of way from a council maintained road which in turn then serves Stoke Grange Farm via a right of way over the subject property.

The land is laid down to pasture and is level, clean and well managed. The land is classified as Grade 3 and is further designated as having predominantly slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

## Method of Sale

For sale by private treaty as a whole.

## Tenure & Possession

The property will be sold freehold with vacant possession on completion.

## Designations

The property sits within The Chilterns National Landscape Area.

## Services

We have not undertaken our own investigations but understand that no mains services are connected.

## Wayleaves, Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not.

The property benefits from a right of way from a council maintained road.

## Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility.

## Local Authority

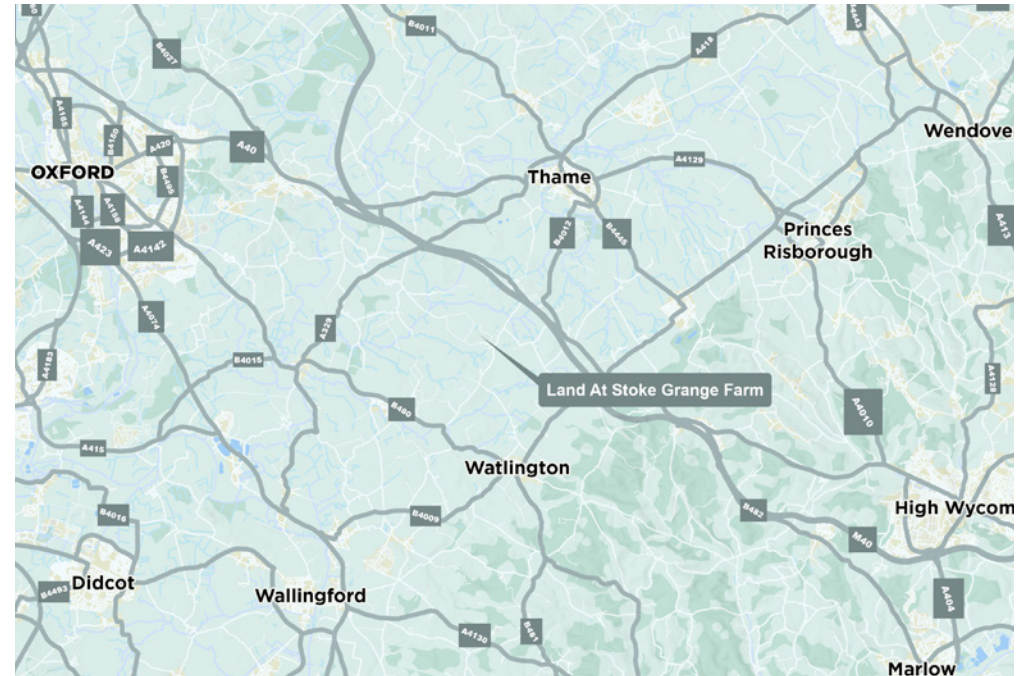
South Oxfordshire District Council  
<https://www.southoxon.gov.uk>

## Viewings

Interested parties may view the property unaccompanied with details to hand upon prior notification to the selling agent.



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## Oxford

07890 662098 | [richard.fairey@carterjonas.co.uk](mailto:richard.fairey@carterjonas.co.uk)

07880 084633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)

Mayfield House, 256 Banbury Rd, Summertown, Oxford OX2 7DE

## Important Information

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