



**Connells**

The Topaz, Heathfield  
Bletchington, Kidlington



# The Topaz, Heathfield Bletchington, Kidlington, OX5 3DX

for sale from  
**£280,000**



## Property Description

The Topaz is a two bedroom, two bathroom, 50ft x 22ft, fully furnished luxury lodge, set in a picturesque rural location in Heathfield.

Spacious and detailed to a high standard throughout the property.

From the grand entrance you will see the kitchen complete with a Range oven and Butler sink, set in granite worktops. There is a complimenting granite tile floor to enhance the overall grandeur feel of the property, including integrated appliances, with a useful centre island.

The primary bedroom has a walk through dressing area which also enjoys illuminated cabinets. Granite worktops are also included in the bedroom on the attractive centre island and carries through into the fully tiled en-suite bathroom.

The large family bathroom is fully tiled, including a roll top bath and magnificent vanity unit.

This style also comes in a variety of sizes and has potential packages to make the property unique.

Heathfield Park provides a great opportunity to own your property on this new development. Situated in rural surroundings and offering you the perfect location to relax in your very own luxury lodge.

**\*\*Cash Buyers Only\*\***

## Kitchen Diner

14' 7" x 21' 2" ( 4.45m x 6.45m )

## Utility Room

## Living Room

21' 2" x 10' 6" ( 6.45m x 3.20m )

## Bedroom One

10' 8" x 10' 5" ( 3.25m x 3.17m )

Plus en-suite and walk-in dressing room.

## Bedroom Two

10' 3" x 8' 3" ( 3.12m x 2.51m )

## Family Bathroom

## Location

Distance from Heathfield to:

Bicester - 6.7 miles

Oxford - 8.9 miles

Blenheim Palace - 7.1 miles

Islip Train Station - 2.0 miles

## Other Key Features

**\*\*No Council Tax\*\***

**\*\*No Stamp Duty\*\***







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)

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**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/BIC309129](http://connells.co.uk/Property/BIC309129)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Tenure:



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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