

# Property details approval form

23 Dorchester Close, Headington, Oxford, Oxfordshire, England, OX3 8SS

Date: 02 April 2026

Property Ref and Version: HDT304822 - 0002

# Connells

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£450,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1994.

## ○ Key Features

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- > Energy Rating: C
- > Sough After Location
- > Gated Development
- > Family Bathroom & En Suite to Master
- > Allocated Off Street Parking Space
- > Ideal For Commuters

## ○ Short Description

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Headington is also a hub for world-class institutions, with Oxford Brookes University and Oxford University's 'Old Road' Campus nearby, plus four major hospitals—John Radcliffe, Churchill, Manor, and Nuffield—all within easy reach.

## ○ Long Description

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Exceptional transport links include frequent bus services to central Oxford, London, Heathrow, Gatwick, and beyond, making it ideal for commuters.

Headington is also a hub for world-class institutions, with Oxford Brookes University and Oxford University's 'Old Road' Campus nearby, plus four major hospitals—John Radcliffe, Churchill, Manor, and Nuffield—all within easy reach.

Set within an exclusive gated development and surrounded by approximately three acres of serene woodland, this beautifully presented flat offers the perfect blend of privacy and natural beauty.

Inside, you'll find four generously sized bedrooms, a modern family bathroom, and a spacious reception room that opens directly onto a communal outdoor area.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### **Lounge**

18' 1" narrowing to x 14' 6" ( 5.51m narrowing to x 4.42m )

### **Kitchen**

12' 1" narrowing to x 11' 1" ( 3.68m narrowing to x 3.38m )

### **Bedroom 1**

18' 1" narrowing to x 14' 6" ( 5.51m narrowing to x 4.42m )

### **Bedroom 2**

12' 1" narrowing to x 11' 10" ( 3.68m narrowing to x 3.61m )

### **Bedroom 3**

11' 6" narrowing to x 9' 1" ( 3.51m narrowing to x 2.77m )

### **Bedroom 4**

11' 4" narrowing to x 10' 7" ( 3.45m narrowing to x 3.23m )

### **Bathroom**

11' 4" narrowing to x 10' 7" ( 3.45m narrowing to x 3.23m )

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## ○ Room Description

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## ○ Room Description

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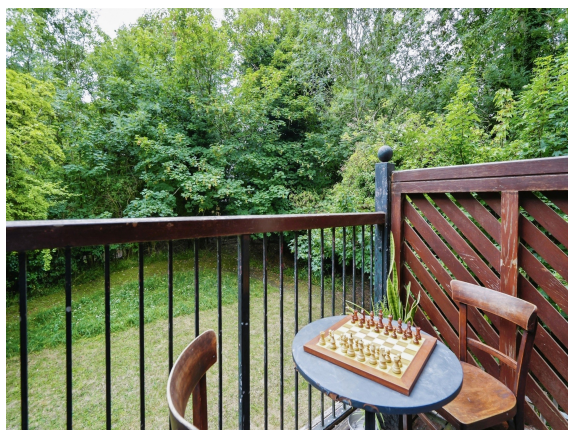
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## ○ Property Images



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## ○ Property Images

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## ○ Floor Plan



Total floor area 128.3 m<sup>2</sup> (1,381 sq.ft.) approx

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)

## ○ Approval

Signature

Date

	Signature	Date
Sherko Zen-Aloush		
Mrs I.D. Vedral		