

Property details approval form

Plot 36 The Topaz, Heathfield, Bletchington, Kidlington, Oxfordshire, England, OX5 3DX

Date: 18 December 2025

Property Ref and Version: BIC309575 - 0001

Not for marketing purposes INTERNAL USE ONLY

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 | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 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

£230,000

Tenure:

○ Key Features

- > Energy Rating: Exempt
- > Detached 50ft x 22ft Luxury Lodge
- > Open Plan Kitchen Dining Area with Utility Room
- > Separate Living Room
- > Two Double Bedrooms
- > En-suite and Walk in Wardrobe to Master Bedroom
- > Opportunity to Design to your Specification
- > Set in Rural Surroundings
- > Cash Buyers Only (No Mortgage Buyers)

○ Short 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. The property also benefits from main gas feed, new build warranty and off street parking.

○ Long 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 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.

○ Directions

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○ **Agents Note**

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○ Room Description

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)

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****

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○ Property Images



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○ Property Images



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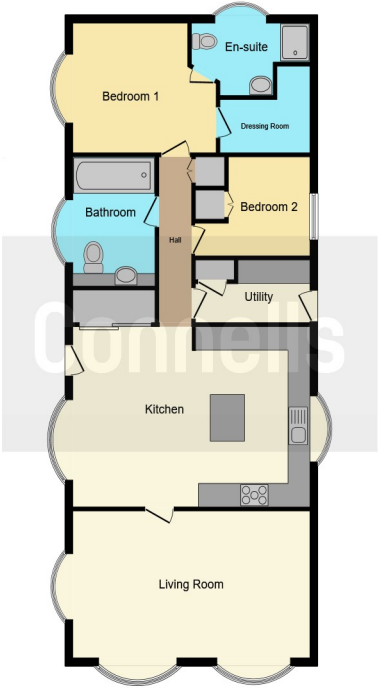
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Property Images

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○ Floor Plan



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

○ Approval

	Signature	Date
Kevin Warman		
Liberty Durant Build The Future Ltd		