



OAKFIELD



The Paddocks, Rodmell BN7 3HU

Asking Price £855,000



## The Paddocks, Rodmell BN7 3HU

Beautiful Family Home with Stunning Views and Excellent Location

Welcome to this charming 1,775 sq. ft. family home, lovingly cared for by its original owner. Situated on a highly sought-after private residential road, this property offers light-filled, well-proportioned, and versatile spaces, designed to provide both comfort and practicality for family living and entertaining.

The entrance hallway sets the tone, leading into a spacious and inviting triple-aspect living room. This bright and airy space features a cozy open fireplace and sliding doors that open onto the serene rear garden. A versatile nook at the rear of the living room serves as the perfect study area, with peaceful views of the garden. Adjacent to the living room, the large dining room is an ideal space for hosting, seamlessly connected to the kitchen via a serving hatch.

The kitchen, fitted with a range of wall and base units, offers both functionality and charm, with plenty of room for appliances. An adjoining utility room adds further practicality, providing additional storage, a second sink, and extra appliance space. A convenient shower room on the ground floor completes this level.

Upstairs, the principal bedroom is a tranquil retreat, complete with built-in wardrobes and views over the front garden. Three further double bedrooms, all with fitted wardrobes, ensure there is ample space for family or guests. The accommodation is completed by a stylish family bathroom.

This home is further enhanced by its timeless herringbone flooring in the reception rooms, attractive established gardens, and a double garage. With no onward chain, the property offers a seamless opportunity for its next owner to move in and enjoy.

Set in a prime location with picturesque country views, this home perfectly balances the tranquillity of its surroundings with the convenience of modern living.





The house is approached via a private road leading to the driveway which provides ample parking and leads to the double garage. An area of lawn is enclosed with a fence. There are shaped borders planted with herbaceous shrubs, with established evergreen hedging and specimen trees to the boundary.

The rear garden has a south-westerly aspect and creates an attractive backdrop to the property, with a paved terrace ideal for al fresco dining. The garden is laid to lawn.

### Sitting Room

26'9 x 18'3 (8.15m x 5.56m)

### Dining Room

16'9 x 8'11 (5.11m x 2.72m)

### Kitchen/Breakfast Room

13'6 x 10'6 (4.11m x 3.20m)

### Bedroom

16'4 x 12'4 (4.98m x 3.76m)

### Bedroom

15'9 x 9'1 (4.80m x 2.77m)

### Bedroom

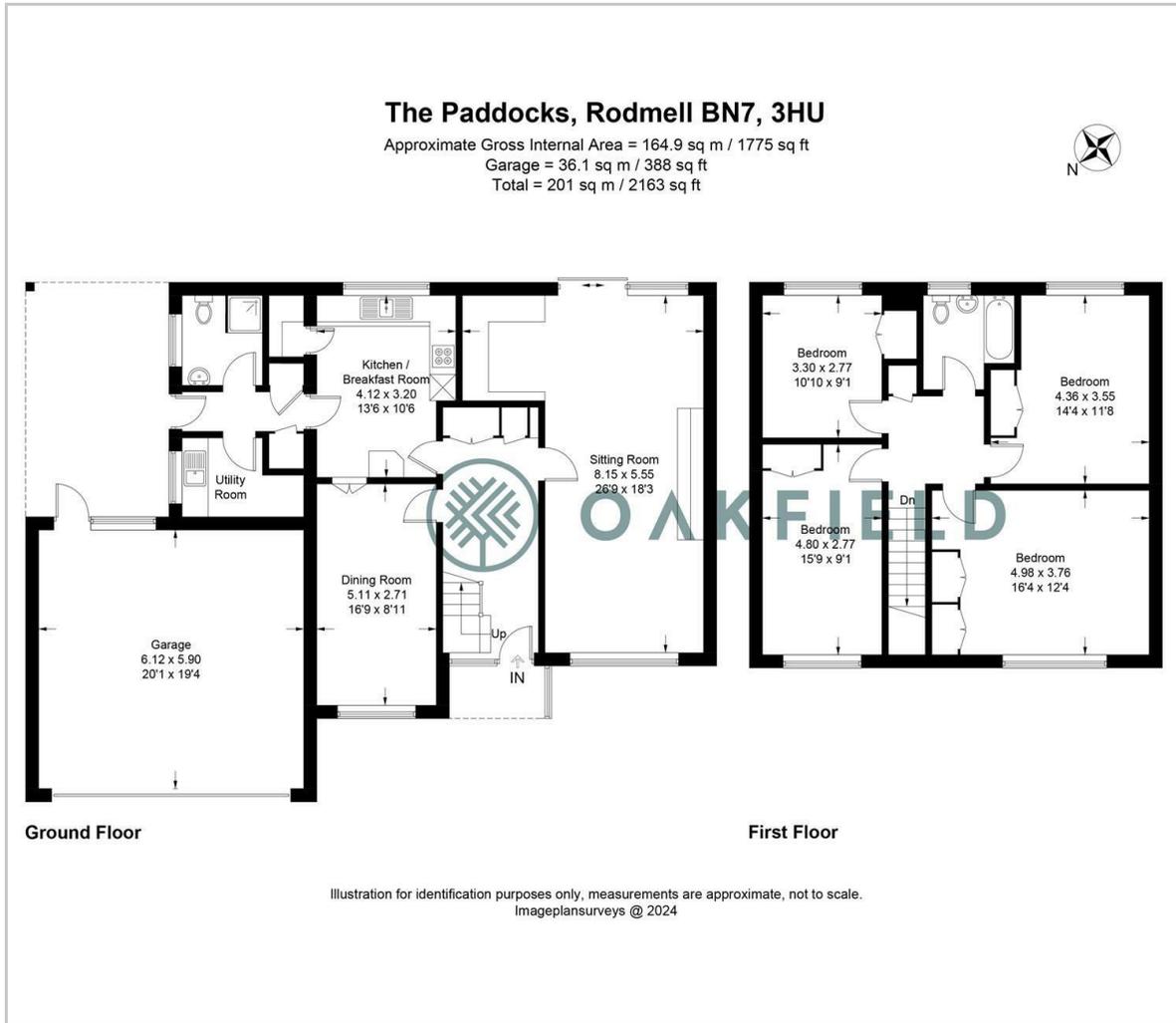
10'10 x 9'1 (3.30m x 2.77m)

### Bedroom

14'4 x 11'8 (4.37m x 3.56m)

**Council Tax Band - F £3,616 per annum**

## Floor Plan

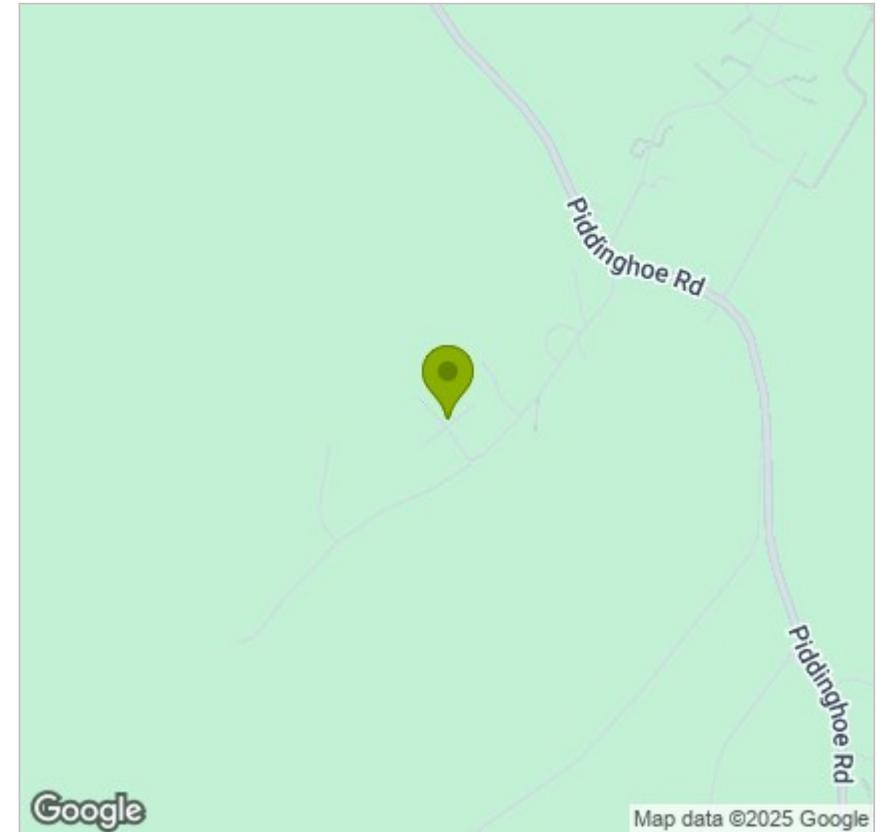


## Viewing

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

