

OAKFIELD

The Paddocks, Rodmell BN7 3HU

Auction Guide £700,000

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The Paddocks, Rodmell
BN7 3HU

Welcome to this charming 1,775 sq. ft. family home, lovingly maintained by its original owner. Set on a highly sought-after private residential road, it offers bright, well-proportioned and versatile accommodation ideal for modern family living.

The entrance hallway leads to a spacious triple-aspect living room with an open fireplace and sliding doors opening onto the rear garden. A rear nook provides an ideal study space with garden views. The separate dining room is perfect for entertaining and connects to the kitchen via a serving hatch.

The kitchen offers a range of wall and base units with space for appliances, complemented by a useful utility room with additional storage and a second sink. A ground floor shower room completes this level.

Upstairs, the principal bedroom includes fitted wardrobes and front garden views. Three further double bedrooms, all with storage, are served by a family bathroom.

Further benefits include herringbone flooring, established gardens, a double garage and no onward chain.

Auctioneer Comments
This property is for sale by Modern Method of Auction with a 56-day Reservation Period. Interested parties' data will be shared with the Auctioneer (iamsold Ltd).

Buyers should inspect the property and consult their lender before bidding. A Buyer Information Pack must be reviewed prior to bidding (£349 inc VAT). On acceptance, the buyer signs a Reservation Agreement and pays a non-refundable Reservation Fee of 4.5% of the purchase price (min £6,600 inc VAT). This is in addition to the purchase price and considered within stamp duty calculations.

























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)

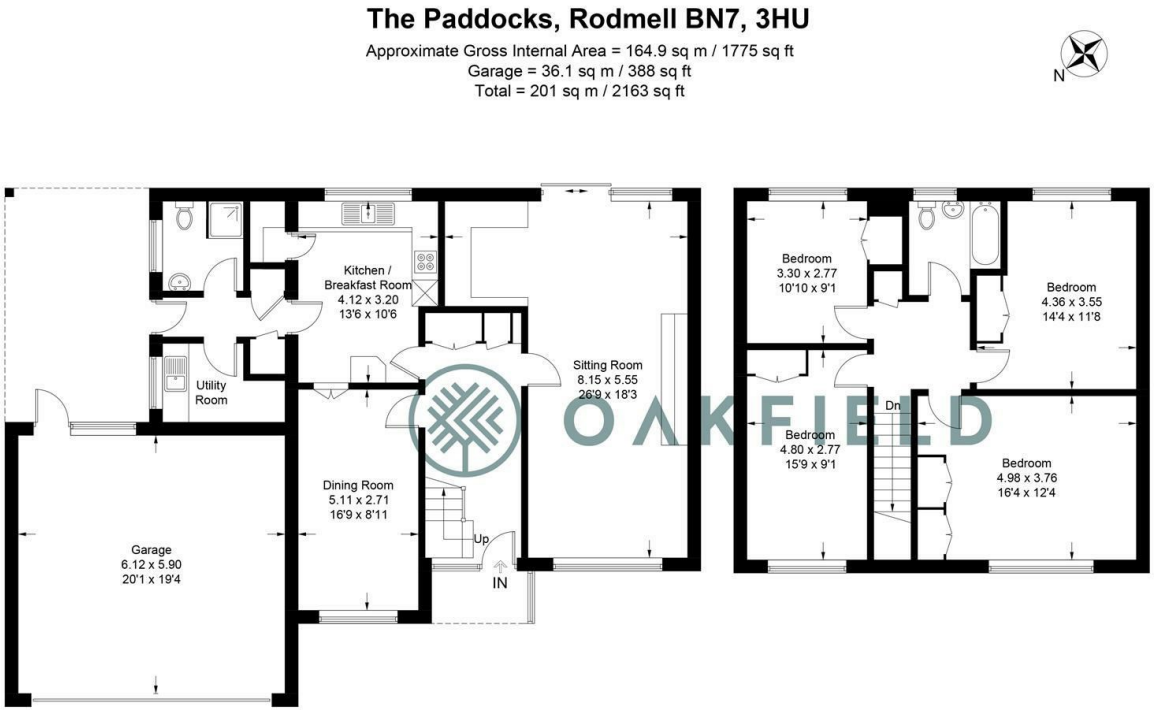
Bedroom
15'9 x 9'1 (4.80m x 2.77m)

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

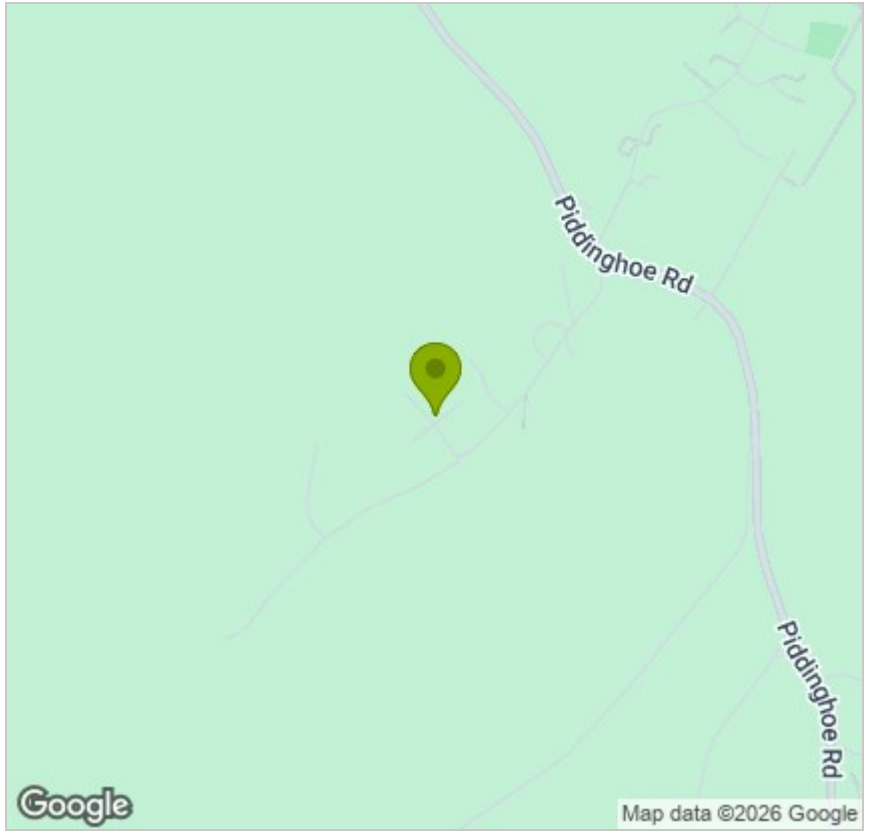
Bedroom
14'4 x 11'8 (4.37m x 3.56m)

Council Tax Band - F £3,616 per annum

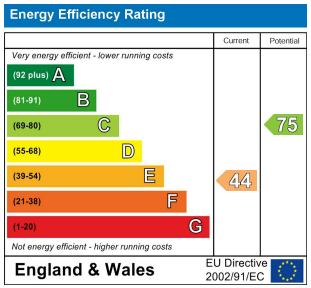
Floor Plan



Area Map



Energy Efficiency Graph



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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