



OAKFIELD



The Paddocks, Rodmell BN7 3HU

Auction Guide £750,000



## 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**

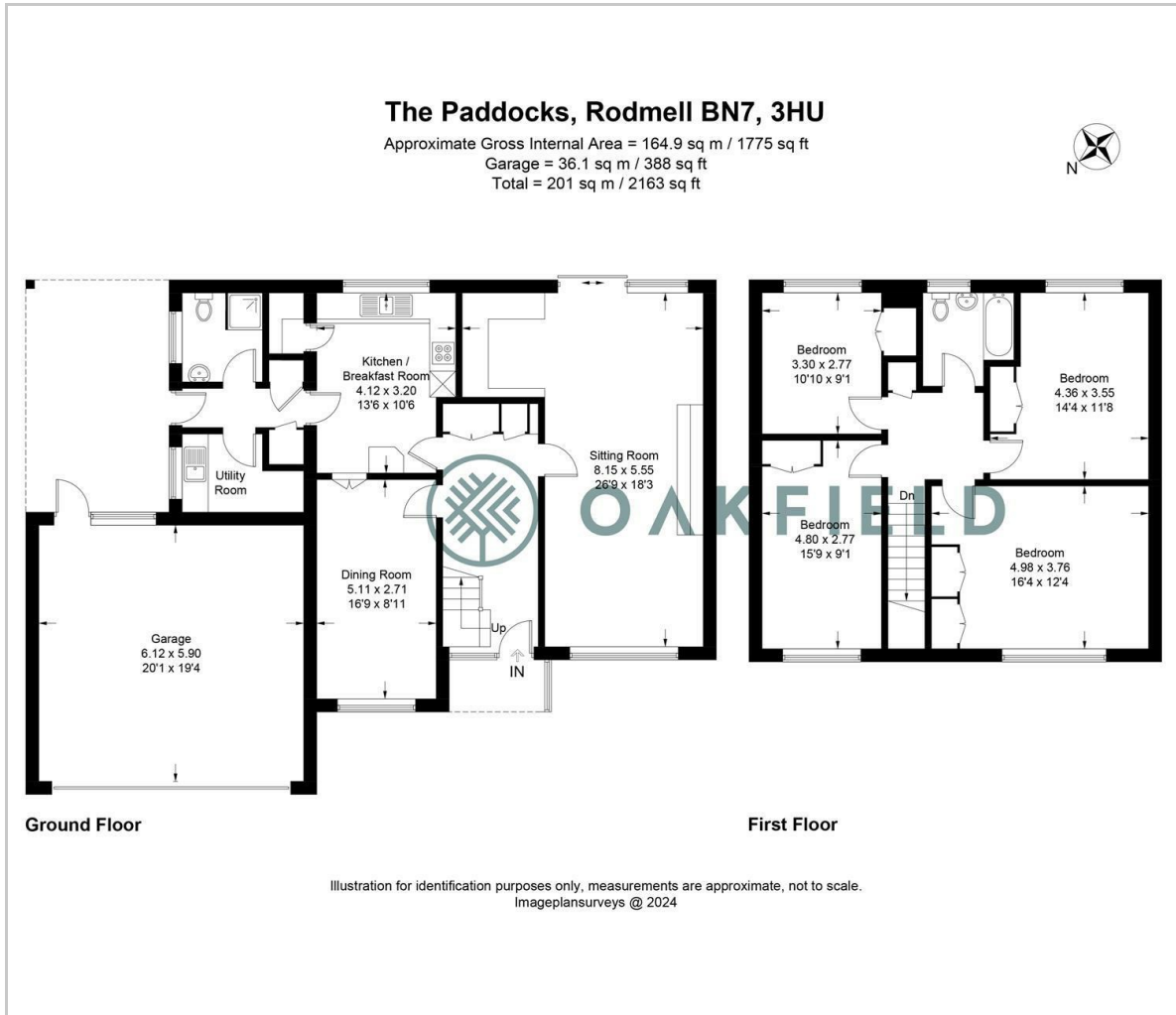
10'10 x 9'1 (3.30m x 2.77m)

**Bedroom**

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

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

## Floor Plan

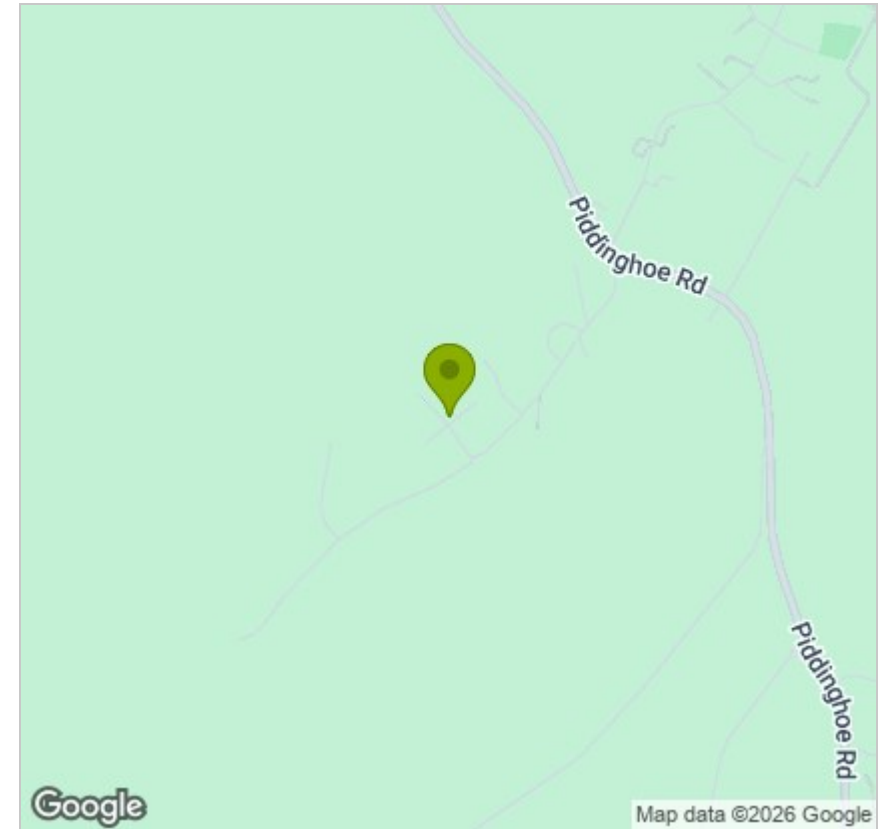


## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

