

3 The Paddocks
Orlingbury
NN14 1JU

OIEO £700,000



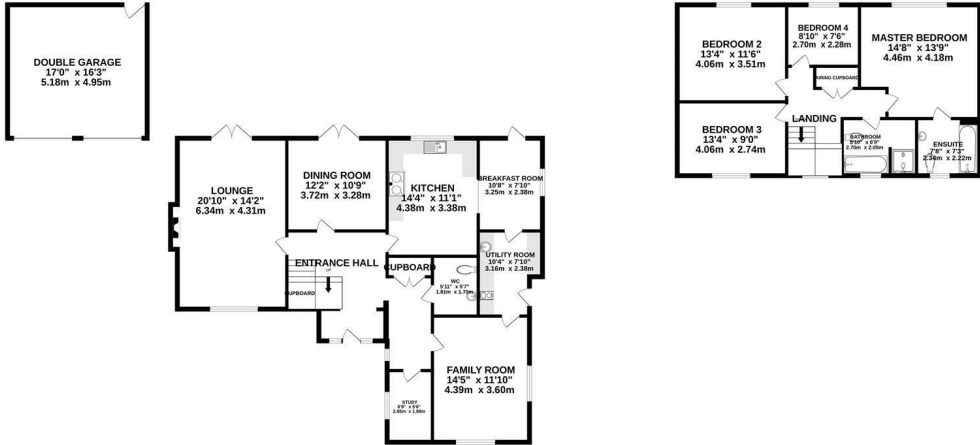
OSCAR JAMES

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FLOOR PLANS

GROUND FLOOR
1504 sq.ft. (139.7 sq.m.) approx.

1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 2267 sq.ft. (210.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Four reception rooms



Four bedrooms, three of which are double in size



Generous rear garden enjoying a high degree of privacy



Bells fitted kitchen/breakfast with integrated appliances including working gas Aga and separate utility room



Modern refitted ensuite to master, family four piece bathroom and ground floor cloakroom



Sweeping driveway with parking for multiple vehicles in addition to a double detached garage



WHAT'S GREAT?

Situated in one of Orlingbury's most desirable cul-de-sacs, this impressive four-bedroom detached home occupies approximately one-third of an acre, offering privacy, space and exceptional living in a picturesque village setting.

Approached via a sweeping driveway, the property boasts a **DOUBLE DETACHED GARAGE** and attractive curb appeal. The accommodation is generously proportioned, beginning with a welcoming hallway with Karndean flooring leading to a dual-aspect lounge featuring a limestone fire surround as a focal point with multi-fuel burner and french doors opening directly onto the rear garden.

At the heart of the home is a stunning Bells kitchen/breakfast room, finished with solid wood cabinetry, granite worktops and quality integrated appliances. The traditional working Aga is the centrepiece, perfect for cooking enthusiast and the space lends itself ideally for entertaining. A separate utility room mirrors the kitchen's premium finish with further storage and access to the rear. Three additional reception rooms, versatile in their use and function

makes the layout ideal for family life. Lastly, a cloakroom completes the ground floor.

Upstairs, the property continues to impress with four bedrooms, three of which are generous doubles. The master suite is luxurious, complete with a recently refitted en-suite bathroom. A well-appointed four piece family bathroom serves the remaining bedrooms.

The mature rear garden provides a true retreat, with an extensive lawn, established trees and a patio area perfect for outdoor dining. Offering a high degree of privacy, it enjoys sunshine throughout the day, creating an ideal setting for relaxation or hosting guests.

Orlingbury is a sought-after village offering a popular café, welcoming public house, bus links to well-regarded schools and scenic countryside walks connecting neighbouring villages.

Internal viewing is essential to appreciate the quality of finish. To arrange your viewing contact Oscar James today.

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SELLER'S SECRET

Having lived here for over 17 years it'll be a wrench to leave our much loved home. However, the time is right now for us to down size. We love our garden with its sunny aspect! And secondly we'll miss our Aga which creates a cosy nook for us to gather in during Autumn and Winter and allows for us to spend hours on end baking!



Why we like it....

This property truly is one of a kind. Well presented throughout, a new owner could move in with ease. The opportunity to purchase a home like this, in such a great location is rare! So don't miss the opportunity of making this home yours!

OSCAR JAMES

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To buy or not to buy....
