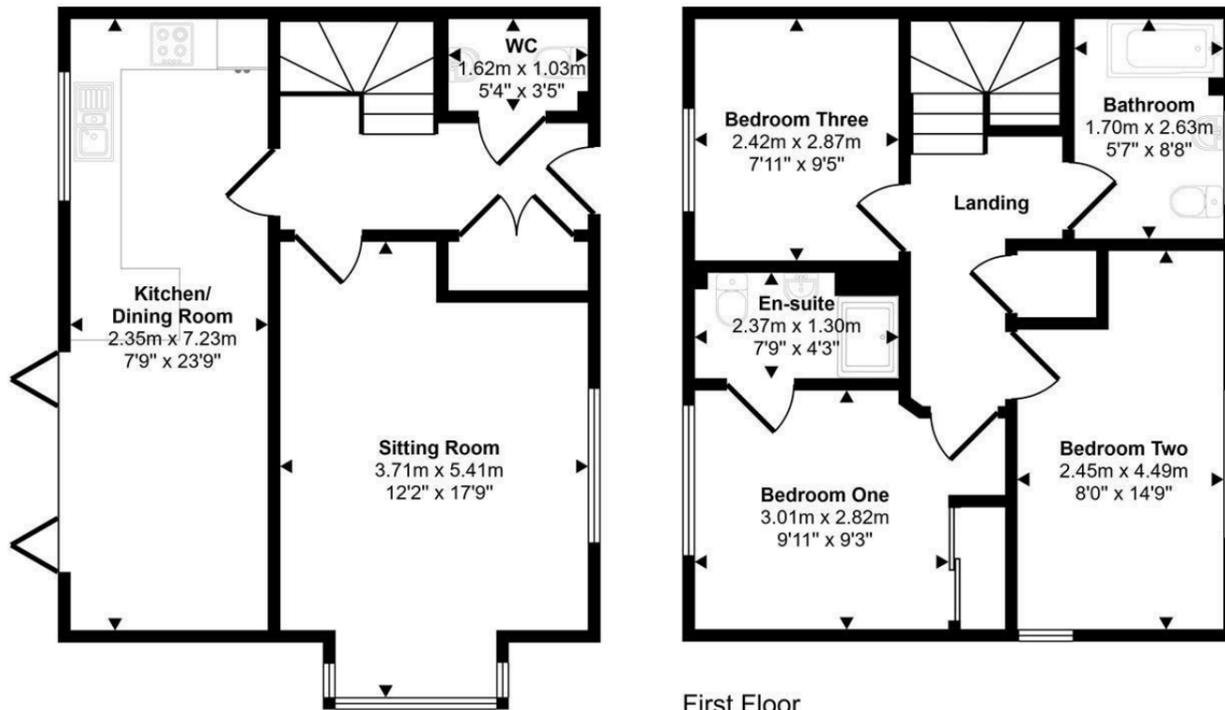


Approx Gross Internal Area  
92 sq m / 985 sq ft



Ground Floor  
Approx 46 sq m / 495 sq ft

First Floor  
Approx 46 sq m / 490 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Shillingstone Lane  
Okeford Fitzpaine

Asking Price  
£325,000

Set within the scenic Dorset countryside near the charming village of Okeford Fitzpaine, The Woodrow offers beautifully designed three-bedroom homes combining modern comfort with rural charm.

This home features an open-plan kitchen and dining area with elegant aluminium Bi-folding doors opening to a private, south-facing garden that fills the living space with natural light. High-end finishes include underfloor heating, integrated Bosch appliances, energy-efficient lighting, and EV charging capabilities.

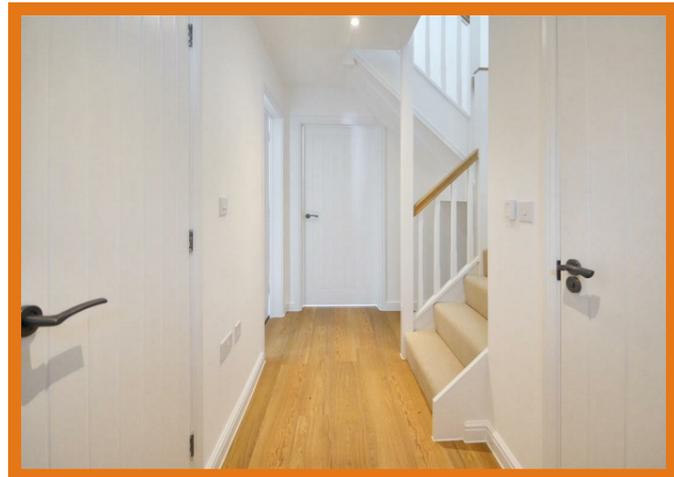
Upstairs are three generous double bedrooms, with Bedroom One enjoying its own en-suite shower room. Outside, residents benefit from private gardens, allocated parking, and access to thoughtfully landscaped open spaces featuring native planting and a tranquil pond.

Ideally positioned on the edge of the village, these homes offer a peaceful countryside lifestyle within easy reach of Blandford Forum, Sturminster Newton, and Sherborne. Each property comes with fibre broadband, gas central heating, and a ten-year builders warranty.

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

t. 01258 473030  
sales@mortonnew.co.uk  
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens into the entrance hall, with a dedicated storage cupboard for coats and boots to the left. The sitting room is a spacious family area, featuring a bay window and a second window that together flood the room with natural light. The WC houses a wall mounted toilet with dual flush and mounted hand basin with mixer tap.

The kitchen is fitted with integrated Bosch appliances and stonework countertops and white tiled splash backs, with under cabinet lighting. A stainless steel one and a half sink with a swan neck mixer tap and draining board. The dining area features aluminum Bi-folding doors which open onto the garden. The Bi-folding doors flood the dining area with natural light, creating a bright and airy living space.

##### First Floor

Carpeted stairs rise to the landing with

doors leading to the bathroom, two double bedrooms and a further single bedroom or study, with loft access and airing cupboard housing the hot water cylinder. The Main bedroom is a spacious double, equipped with built in wardrobes, an en-suite shower room featuring a wall mounted dual flush toilet and hand basin.

The main bathroom includes a bath with an overhead shower, heated chrome towel rail and wall mounted hand basin with under storage and dual flush toilet. The room has a large window with deep sills and is laid with beige tiles and an attractive grey wall tiling.

#### Outside

##### Garden

The private rear garden can be easily accessed via the elegant Bi-folding doors from the kitchen and dining area. Laid to lawn with a generous patio, it provides the perfect space for outdoor entertaining and relaxing.

##### Parking

Allocated parking spaces for two cars.

#### Useful Information

Energy Efficiency Rating - B  
Council Tax Band - tba  
Maintenance Charge - £287.20 Per Annum  
uPVC Double Glazing  
Gas Fired Central Heating  
Mains Drainage  
Freehold

#### Location and Directions

Alford Brook sits on the edge of Okeford Fitzpaine, a charming Dorset village set amid beautiful rolling countryside. The village offers a welcoming community with a traditional pub, a local church, and a combined post office and village shop for day-to-day essentials. Enjoying a peaceful rural setting, the development is also just a short drive from the bustling market towns of Blandford Forum and Sturminster Newton, providing the ideal blend of countryside tranquillity and convenient access to a wide range of amenities.

Postcode - DT11 0RB  
What3Words -  
///nags.professes.blossom

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.