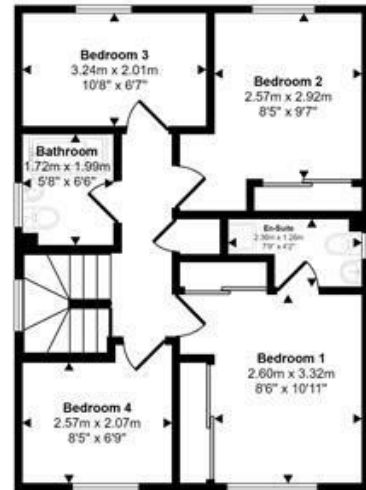
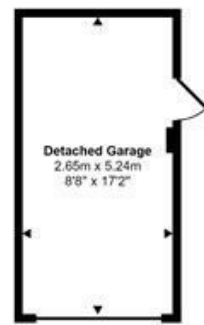


Ground Floor  
Approx 51 sq m / 545 sq ft



First Floor  
Approx 50 sq m / 533 sq ft



Detached Garage  
Approx 14 sq m / 149 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.



Bowey  
Okeford Fitzpaine

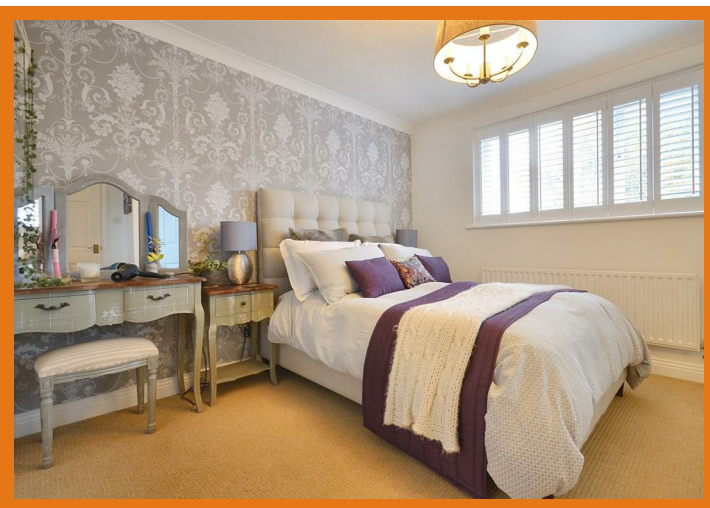
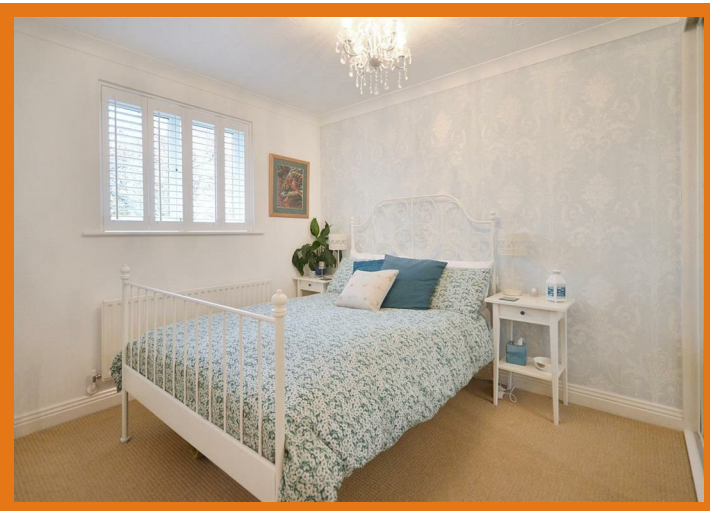
Asking Price  
£430,000

A beautifully and immaculately presented detached family home with four generously sized bedrooms, two reception rooms, situated on the edge of a popular small development. The property is located in the sought after and desirable village of Okeford Fitzpaine, which enjoys a village shop and public house with easy access to the surrounding countryside and Okeford Hill, which boasts a spectacular, uninterrupted view over the county. Further facilities are available in Sturminster Newton, which is about three miles away. The property was built in the early 1990s and has been a very much cherished and enjoyed family home to our sellers for twenty two years. During this time it has been exceedingly well maintained and improved with cavity wall insulation, the facias and soffits have been replaced with uPVC for easy maintenance and the windows have also been replaced with uPVC and nearly all are fitted with shutters as well as new internal oak doors on the ground floor. The property has also benefitted from a re-configuration to allow for better space and a separate dining room. Outside, there is a garage with power and parking for two to three cars plus an attractively landscaped garden, which provides a delightful space to enjoy the outdoors and perhaps indulge in some gardening activities or just relaxing. A viewing is absolutely essential to fully appreciate this home and its environment. DRAFT DETAILS

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

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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		61	82
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	



## **BOWEY, OKEFORD FITZPAINE**

### **The Property**

#### **Accommodation**

##### **Inside**

##### **Ground Floor**

The accommodation consists of a bright and welcoming entrance hall with stairs rising to the first floor and deep under stairs storage cupboard, hard wearing wood effect flooring. The sitting room boasts a bay window with fitted blinds overlooking the frontage and open fireplace. The separate dining room enjoys an outlook over the beautifully kept rear garden and has a sliding patio door out to the decked seating area. The kitchen is fitted with a range of wood effect kitchen units, good amount of work surfaces with tiled splash back and ceramic one and half bowl sink and drainer with mixer tap. There is a built in electric oven and gas hob with extractor hood above plus space and plumbing for a dishwasher. In addition, there is a utility room and cloakroom.

##### **First Floor**

From the landing there is access to the insulated and boarded lofts space with a drop down ladder and has the potential to

develop, if required and subject to the necessary permissions. There is the family bathroom, which is fitted with a modern stylish suite, consisting of low level WC with dual flush facility and concealed cistern, vanity wash hand basin and deep 'P' shaped bath with mains shower over. There are four generously sized bedrooms, two with fitted wardrobes and the main with an en-suite shower room.

##### **Outside**

##### **Parking and Garage**

The property is approached from the road onto a tarmac drive with space to park two to three cars and leads up to the single garage. The garage has a remote controlled roll up door, fitted with light and power plus rafter storage and personal door to the side, which opens to the rear garden.

##### **Gardens**

The front garden is partially enclosed by a mature hedgerow, laid to stone chipping for easy maintenance and has a raised planter. A gate opens to the side of the property where there is storage space - this is also laid to stone chippings - and opens to the rear garden. This has been attractively landscaped with a central shaped lawn, which is edged by beds

planted with a variety of perennial plants and trees. There is also an ornamental pond, greenhouse that is sited behind the garage and log store. The garden is fully enclosed, enjoying a sunny aspect with good privacy.

#### **Useful Information**

Energy Efficiency Rating D  
Council Tax Band E  
uPVC Double Glazing  
Gas Fired Central Heating  
Mains Drainage  
Freehold  
Currently No Onward Chain

#### **Directions**

##### **From Sturminster Newton**

Leave Sturminster via Bridge Street. At the traffic lights proceed over the bridge and turn left. Continue along the A357 for about three miles and take the turning on the right - signposted Okeford Fitzpaine. At the Royal Oak public house turn right onto Lower Street. Continue for a short while and take the first turning left into Bowey. The property will be found immediately on the right hand side. Postcode DT11 0TR

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.