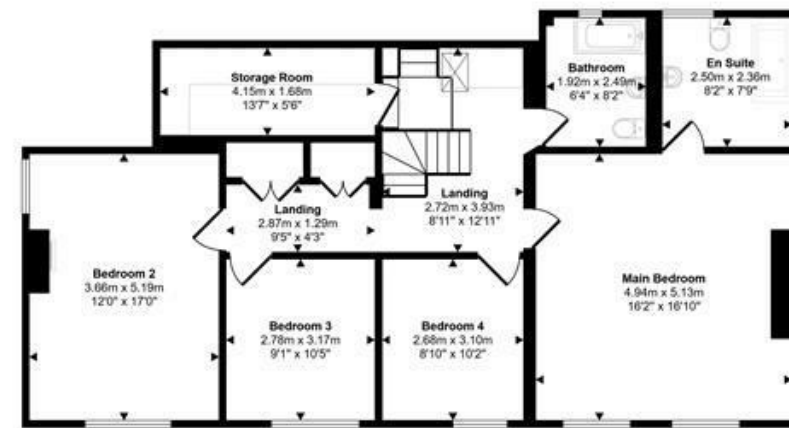
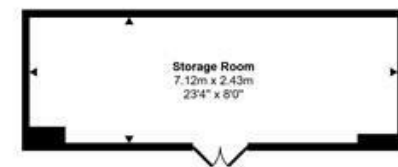


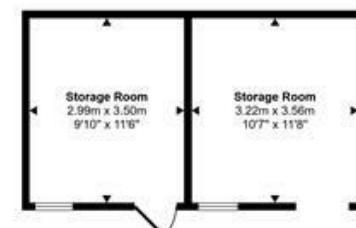
Ground Floor
Approx 118 sq m / 1272 sq ft



First Floor
Approx 103 sq m / 1105 sq ft



Outbuilding 1
Approx 17 sq m / 186 sq ft



Outbuildings 2
Approx 22 sq m / 241 sq ft

Denotes head height below 1.5m

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.



Higher Street Okeford Fitzpaine

Guide Price
£700,000

A remarkable and characterful Grade II listed four bedroom detached thatched house, believed to date back to the 1700s with a later Victorian extension. Situated in the sought after North Dorset village of Okeford Fitzpaine, the property is surrounded by wonderful open countryside and has been lovingly maintained and improved throughout an eleven year ownership. An early viewing is highly recommended to truly appreciate everything this special home has to offer.

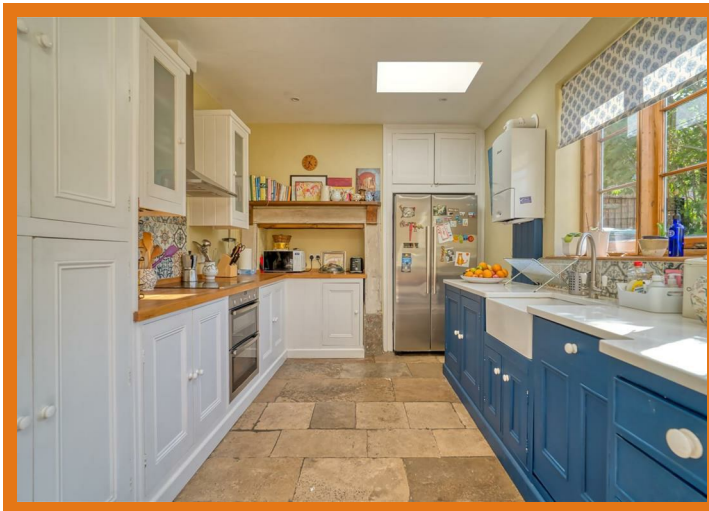
The property is full of original features throughout, with exposed wooden ceiling beams, flagstone flooring, brick fireplaces and a wealth of period character at every turn. Arranged over two floors, the ground floor offers an entrance hall, a generous kitchen diner with skylights and double doors opening to the garden, two large and beautifully characterful reception rooms both with exposed beams and woodburners, and a useful utility/cloakroom. On the first floor there are four bedrooms, the principal benefitting from a stunning original wooden panelled wall and an en-suite shower room, together with a family bathroom and a good sized storage room in the eaves.

Outside, the west facing garden is private and enclosed, with a lovely patio area, an original well as a feature, a large lawn with mature shrubs and bushes and a useful outbuilding. To the rear there are also two stable rooms providing excellent storage and off road parking for three cars.

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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

Inside

Ground Floor
The entrance hall gives access to the ground floor rooms and has two staircases both rising to the first floor landing. The kitchen diner is a wonderfully characterful space with original flagstone flooring, wooden and quartz worksurfaces, wooden floor and eye-level cupboards, a built-in oven and hob, skylights overhead and double doors opening directly to the west facing garden. The sitting room/diner is the principal reception room and a truly impressive space, featuring ceiling beams, a brick fireplace housing a woodburner and a warm and inviting atmosphere throughout. The further sitting room is equally full of character with exposed wooden ceiling beams, original wide-board wood flooring, a striking original plank wall and a brick fireplace with woodburner. A utility room and cloakroom complete the accommodation on this level.

First Floor

The landing has built-in wardrobe storage and gives access to all four bedrooms and the family bathroom, together with a useful storage room in the eaves. The principal

bedroom is a generous room featuring a stunning original wooden panelled wall with an arched doorway leading through to the en-suite shower room. Bedrooms two, three and four are all well proportioned rooms, each retaining the character and charm found throughout the property. The family bathroom serves the remaining bedrooms.

Outside

Garden
The west facing garden is private and enclosed, enjoying a wonderful sunny aspect throughout the afternoon and evening. A lovely patio area abuts the rear of the property and features an original well as a charming focal point. Beyond, a generous lawn is bordered by mature shrubs and bushes. An outbuilding at the top of the garden offers potential as a home office, summer house or additional storage. Two former stables provide excellent further storage.

Parking

Off-road parking for three cars is available to the rear of the property, with further on street parking available to the front of the house.

Useful Information

Energy Efficiency Rating - Exempt
Council Tax Band F
Timber Windows with Secondary Glazing
Gas Fired Central Heating
Mains Drainage
Freehold
Vendors will need to find onward purchase

Location and Directions

Okeford Fitzpaine is a well-regarded North Dorset village set beneath the rolling countryside of the Blackmore Vale. The village offers a strong sense of community and benefits from a village shop, public house and active village hall. Surrounded by beautiful countryside within an Area of Outstanding Natural Beauty, it is ideal for walking and outdoor pursuits, while the nearby towns of Sturminster Newton and Blandford Forum provide a wider range of amenities.

Postcode DT11 0RQ

What3words ///hinderin.calms.noted

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.