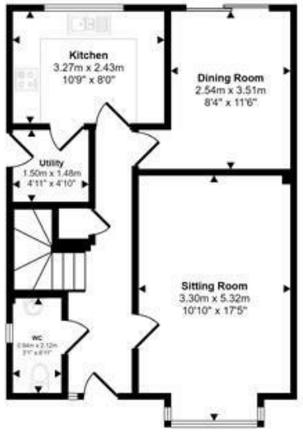
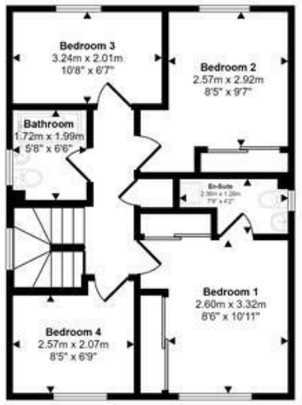
Approx Gross Internal Area
114 sq m / 1227 sq ft



Ground Floor
Approx 51 sq m / 545 sq ft



First Floor
Approx 50 sq m / 533 sq ft

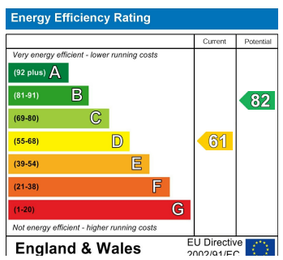


Detached Garage
Approx 14 sq m / 149 sq ft

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.

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Bowey
Okeford Fitzpaine

Asking Price
£430,000

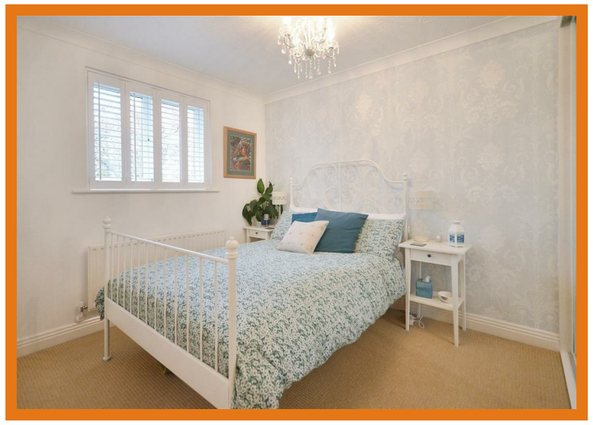
A well-maintained and generously proportioned four-bedroom detached family home, constructed in the 1990s and proudly owned by the current vendors for the past 22 years. Enjoying a pleasant position within this popular village setting, the property offers thoughtfully arranged accommodation extending to over 1,200 sq ft, providing both flexibility and practicality for modern family living.

The layout has been designed to create a natural flow between living and entertaining spaces, while still offering clearly defined rooms that allow for privacy and versatility. The home strikes an appealing balance between comfort and functionality, with excellent built-in storage, quality internal oak doors, and well-planned circulation space throughout. Its proportions make it particularly well suited to growing families, those working from home, or buyers seeking additional space without compromising on a manageable layout.

Externally, the property complements the internal accommodation with attractively landscaped gardens and ample driveway parking, enhancing its overall lifestyle appeal. The garage and additional storage areas further support day-to-day practicality, while the insulated and boarded loft space presents potential for future development, subject to the necessary planning permissions.
Set within an established and welcoming village community, this is a home that offers long-term adaptability, generous living space and a strong sense of permanence, equally suitable for families looking to settle or buyers seeking a well-cared-for property with scope to personalise over time.













Accommodation
Inside
The entrance hall provides access to the principal ground floor rooms and includes a deep under-stairs storage cupboard. The sitting room is a comfortable and well-proportioned space, centred around an open fireplace which creates a welcoming focal point. A separate dining room provides an excellent setting for formal dining or could serve as an additional family reception space if required.
The kitchen is fitted in a traditional style with wood-effect units offering a good amount of work surface space. A ceramic one-and-a-half bowl sink with drainer sits beneath the window, and there is a built-in electric oven with gas hob and extractor hood above, along with space and plumbing for a dishwasher. Adjacent to the kitchen is a useful utility room providing further storage and practicality for everyday family life.
Upstairs, there are four generously sized bedrooms. The main bedroom benefits from its own en-suite shower room, while two of the bedrooms include fitted wardrobes providing excellent storage. The remaining bedrooms are well-proportioned and versatile, suitable for family use, guests or home working. A family bathroom serves the additional bedrooms.
The loft space is insulated and boarded, accessed via a drop-down ladder, and offers significant storage with potential for future development, subject to the necessary consents.

Outside
The front garden is partially enclosed by mature hedgerow and laid to stone chippings, providing an attractive and low-maintenance approach. A driveway offers parking for two to three vehicles and leads to the garage, which benefits from power, lighting and useful rafter storage.
The rear garden has been thoughtfully landscaped with a central shaped lawn edged by planted borders containing a variety of shrubs, plants and trees. A decking seating area provides an ideal spot for outdoor dining and relaxation, while additional features include an ornamental pond, greenhouse and log store. The garden is fully enclosed, enjoys good privacy and offers a sunny aspect, making it well suited to both entertaining and family enjoyment.

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

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 primary school. Surrounded by beautiful countryside, the area 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 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 firms employment has the authority to make or give any representation or warranty in respect of the property.