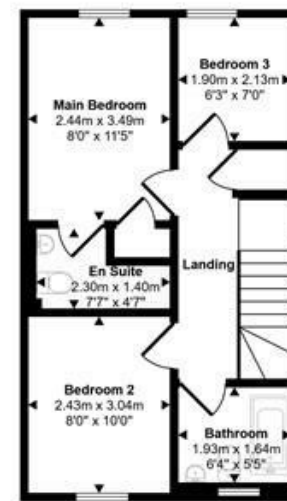
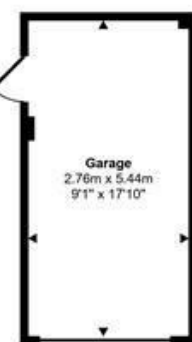


Ground Floor
Approx 36 sq m / 389 sq ft



First Floor
Approx 37 sq m / 398 sq ft



Garage
Approx 15 sq m / 162 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 390.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C	84	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Old Dairy Okeford Fitzpaine

Asking Price
£335,000

A well presented three-bedroom end-of-terrace house, traditionally built with attractive brick detailing and offering well proportioned accommodation together with an attached garage, driveway parking and an enclosed rear walled garden.

The property has been well maintained and improved during the current vendor's ownership, including replacement French doors from the sitting/dining room to the garden and a replacement personal door between the rear garden and garage. The accommodation is arranged over two floors, with a good sized living space, Shaker-style kitchen, downstairs WC, three bedrooms, an en-suite shower room and family bathroom.

Outside, the rear garden has been designed with ease of maintenance in mind and is predominantly laid to artificial lawn with newer fencing, while to the front there is driveway parking for at least one vehicle leading to the attached garage.

The house would suit a wide range of buyers, whether an individual, couple or family, and is situated in the small and popular village of Okeford Fitzpaine, within easy reach of Sturminster Newton and Blandford Forum and surrounded by some lovely Dorset countryside.



The Property

Inside

Ground Floor

The front door opens into the entrance hall, with stairs rising to the first floor and a useful downstairs WC positioned off the hall. To the left is the kitchen, which is fitted with a range of Shaker-style floor and wall cupboards together with work surfaces and an induction hob. To the rear of the property is the good sized sitting/dining room with a built in storage cupboard, providing plenty of space for both seating and a dining table, with French doors opening directly onto the rear garden.

First Floor

Upstairs, the landing provides access to all three bedrooms and the family bathroom. There are two good sized double bedrooms and a third bedroom currently used as a dressing room, with the main bedroom benefiting from its own en-suite shower room and built in wardrobes.

Outside

Gardens

To the front, the property has an

attractive approach with traditional brick detailing, a small planted garden area and established shrubs. The enclosed walled rear garden is a particularly attractive feature and has been arranged to provide a colourful yet low-maintenance outside space. It is predominantly laid to artificial lawn with well-stocked borders containing a variety of established plants and flowers, creating plenty of interest and softening the brick walls and newer fencing. A paved seating area lies immediately outside the house, with French doors opening directly from the sitting/dining room, making the garden an easy extension of the living space.

Garage and Parking

To the front of the property, a driveway provides off-road parking for at least one vehicle and leads to the attached garage. The garage is accessed via an up-and-over door and also has the benefit of a personal door opening directly into the rear garden, which has been replaced during the current vendor's ownership.

Useful Information

Energy Efficiency Rating: B
Council Tax Band: C
Tenure: Freehold
Mains Gas
Mains Water
Mains Electricity
Mains Drainage
Vendors Suited

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 0FF

What3words - eminent.stilted.adjuster

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.