



Connells

Pulham Shillingstone Fields
Okeford Fitzpaine Blandford Forum

Pulham Shillingstone Fields Okeford Fitzpaine Blandford Forum DT11 0FL

for sale
£550,000



Property Description

Set in the heart of Dorset's rolling countryside, Plot 29 - The Pulham at Shillingstone Fields is a stunning 4-bedroom home designed for modern living.

The ground floor features an open-plan dining area with Bi-folding doors leading to the garden, perfect for entertaining. The kitchen is fitted with high-end Bosch appliances and offers elegant stonework tops. A separate utility room provides additional convenience, with a rear garden access door, a fitted sink, and space for both a washing machine and tumble dryer.

The spacious living room boasts dual-aspect windows and Bi-folding doors opening onto the patio and garden area, flooding the space with natural light. The entrance hallway includes a ground floor WC and under-stair storage for added practicality.

Upstairs, the master bedroom enjoys garden views, built-in designer wardrobes, and an en-suite bathroom. There are two additional double bedrooms and a versatile fourth bedroom, ideal as a guest room, nursery, or home office. The family bathroom is stylishly designed with a bath, built-in shower cubicle, WC, and hand basin, featuring striking feature wall tiling for a touch of elegance.

Outside, the detached single garage and driveway provide ample parking, while the landscaped garden offers a peaceful retreat with tranquil rural views.

Measurements

Dining Area: 12'11" x 11'7"

Kitchen: 11'7" x 6'11"

Living Room: 19'9" x 10'11"

Bedroom 1: 13'2" x 11'5" (with en-suite & fitted wardrobes)

Bedroom 2: 11'0" x 10'10"

Bedroom 3: 11'0" x 8'6"

Bedroom 4: 13'2" x 8'0" (ideal as a guest room, child's bedroom, or home office)



Specification

Living Spaces:

- o Aluminium Bi-fold doors leading to a tranquil landscaped garden
- o Dual-aspect windows in the spacious living room
- o Stylish Modern fitted Kitchen with High-end Bosch integrated appliances and Stonework countertops for a refined finish
- o Master bedroom with built-in designer wardrobes and en-suite
- o Family bathroom with bath, shower cubicle, WC, and hand basin
- o Striking feature wall tiling in bathrooms for a stylish touch

Exterior & Additional Features:

- o Detached single garage with driveway parking for multiple cars
- o Motion-sensor low-level lighting by WCS for enhanced security
- o Luxurious underfloor heating on the ground floor
- o Comprehensive 10-year warranty for peace of mind

Energy-Efficient Living:

- o Energy-efficient lighting throughout
- o EV charging pre-wired for installation

Location

Shillingstone Fields is nestled in the idyllic Dorset Hills, within the picturesque English village of Okeford, Fitzpaine. This exclusive development offers the charm of countryside living while remaining well-connected to major towns, including Winchester, Bath, Salisbury, and Poole.

The development is located just 45 minutes from the Jurassic Coast, a UNESCO World Heritage Site, renowned for its 96 miles of dramatic coastline and stunning landscapes, perfect for outdoor enthusiasts and weekend getaways.

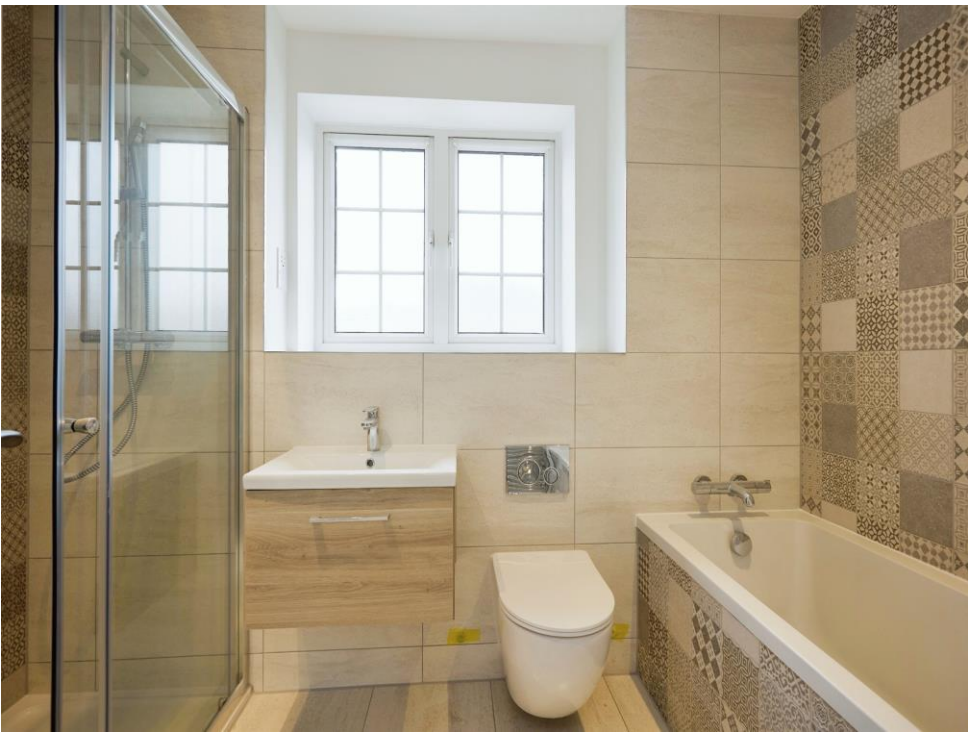
Residents will enjoy nearby village amenities, quaint country pubs, and a charming local church, all while being within reach of excellent transport links and top-rated schools.

This exceptional home at Shillingstone Fields offers a perfect blend of luxury, comfort, and energy efficiency, making it ideal for families, professionals, and those seeking a tranquil countryside retreat.

Please Note

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EPC Rating: Exempt

Tenure: Freehold

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