



The Old Gaol, 75 The Cross, Okeford Fitzpaine, Blandford Forum, Dorset

An historic site in the village which was repurposed in the 1920's to create a comfortable double fronted house.

Guide Price
£255,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

The Old Gaol, 75 The Cross, Okeford Fitzpaine, Blandford Forum, Dorset, DT11 0RF

- Grade II listed thatched cottage in the centre of a thriving village
- Historic site in the village, effectively re-built in the 1920's
 - Double fronted with two reception rooms & conservatory
 - West facing rear garden
- Historic Gaol door relocated to front of the house (blue plaque)
 - Village with pub and village stores
- Access to many country walks including Okeford Hill
 - Chain free
 - June 2024 - new thatched ridge

Viewing strictly by appointment through
Symonds & Sampson Sturminster Sales Office
on 01258 473766





NEW RIDGE / RENOVATED THATCH

An historic site in the village which was repurposed in the 1920's to create a comfortable double fronted house.

The Old Gaol was once the site of the village 'lock up' from the 1700's under a thatched roof span and then re-imagined in the 20th century whilst incorporating the original Gaol door as depicted by the blue plaque.

The roof has recently seen a new ridge of thatch and renovated thatch elevations. The house now offers good and balanced reception spaces with a sitting room and dining room, a rear kitchen and a sizeable garden-side conservatory. Two equal sized bedrooms are on the first floor both with built in cupboards, also featuring dormer windows to the front and there is plenty of eaves storage to each.

The sitting room has a small wood burning fireplace and a door to the kitchen. The kitchen has a range of wall and floor units, the gas boiler and space for the usual kitchen

appliances and a larder cupboard under the stairs. The kitchen also gives access to the timber framed conservatory with its French doors to the garden and a side glassed door to the side access. A sizeable shower room is off to one side which incorporates the old outside WC. Lastly, the dining room can be accessed from either the kitchen or the entrance hall giving a good balance to the house.

Situation

Okeford Fitzpaine is a delightful village in the Dorset Downs which are in the heart of North Dorset. The village is very picturesque and street scenes often appear in magazines and calendars as does the surrounding countryside which offers some of the finest views of the county, particularly from Okeford Hill.

There are many bridleways and footpaths and consequently some of the best walking and riding countryside is right on the doorsteps along the Wessex Ridgeway. There is a real village community that is well served by the parish Church, popular pub and village shop. The market towns of

Sturminster Newton and Blandford are both about 5 miles away and cater for everyday needs. There is a mainline station at Gillingham and the shopping centres of Poole and Dorchester are each about 20 miles away.

Directions

From the Sturminster Newton office, proceed through the town and over the bridge, turning left to Blandford. Go through Fiddleford, there is a turning to the right signed Okeford Fitzpaine. Come into the village, past the Royal Oak to The Cross and The Old Gaol is on the right hand side, featuring the blue plaque.

Outside

A long west facing garden is accessed from the conservatory at the back of the house. Mainly laid to lawn, there are flower and shrub borders to each side and a productive vegetable area at the end. A side gate has a right of way behind No 74 The Cross.

Services

Mains water, electricity, gas and drainage are connected to the property. Mains gas central heating system.

Local Authority
Dorset Council Tel: 01305 221000
Council Tax Band: C

EPC: Exempt

Property Information

Standard, superfast & ultrafast broadband is available.

Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by Vodafone Network)

(Information from Ofcom
<https://www.ofcom.org.uk>)

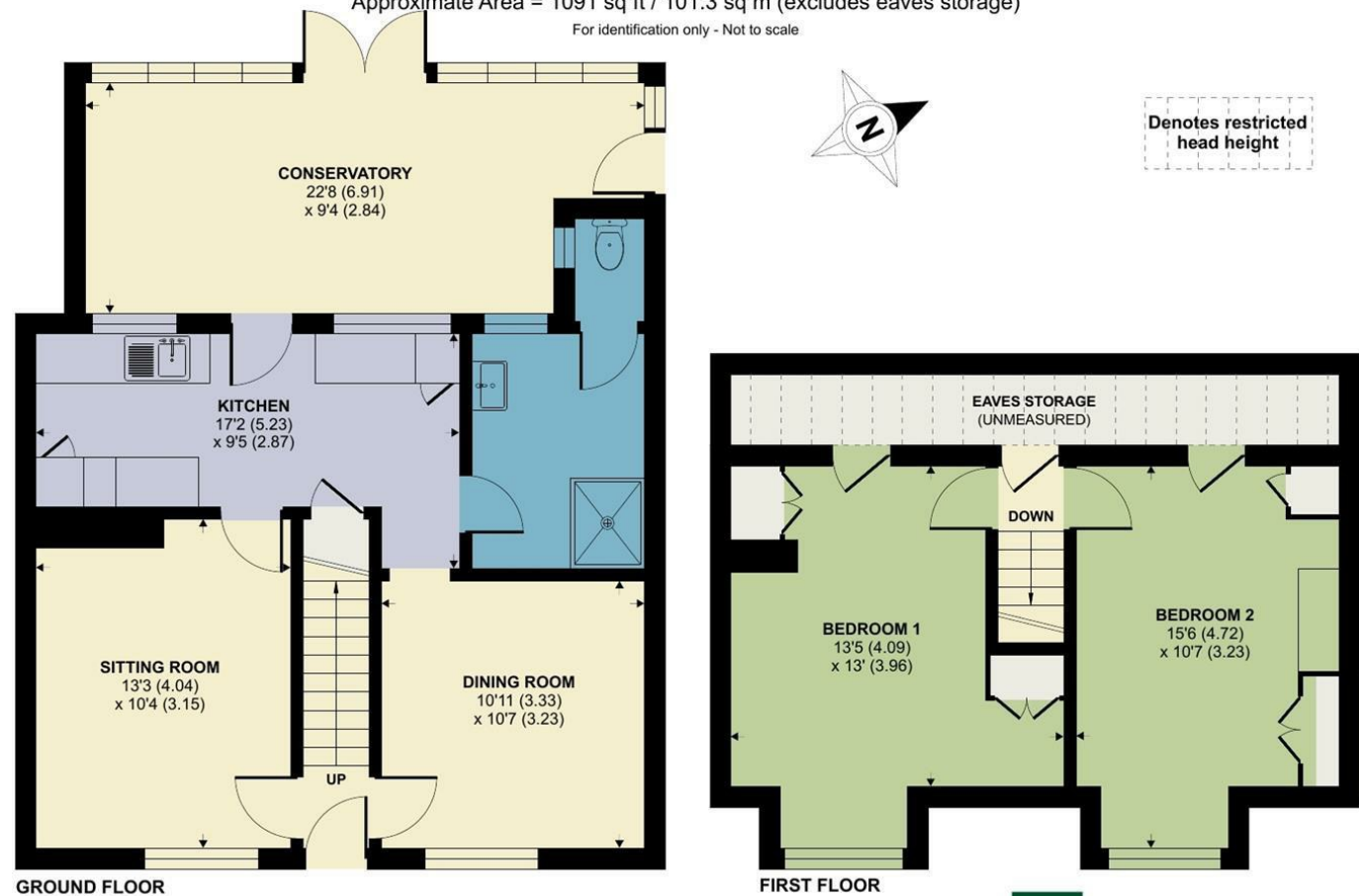
Agent's Note

An agreement is in place for thatch replacement with No 76 The Cross, a deposit paid by No 76 in place already for June 2024 works. The purchaser is responsible for their share, if taken up, otherwise No 76 will only re-thatch their part. Probate has been granted.

The Cross, Okeford Fitzpaine, Blandford Forum

Approximate Area = 1091 sq ft / 101.3 sq m (excludes eaves storage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1067791



WT December 2023 revised August & October 2024



01258 473766

Symonds & Sampson LLP
Agriculture House Market Place, Sturminster Newton, Dorset,
DT10 1AR

sturminster@symondsandsampson.co.uk
www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

