



7, Nether Mead, Okeford Fitzpaine, Blandford Forum, Dorset

A detached modern house with garden and parking.

Offers in Region

£345,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

7, Nether Mead, Okeford Fitzpaine, Blandford Forum, Dorset, DT11 0TP

- Detached house in small development
- Sitting Room with French doors to garden
 - Separate dining room
 - Utility room with side access
- Master bedroom with en-suite shower room
 - Gas central heating
 - Active village location
 - No onward chain

Viewing strictly by appointment
Symonds & Sampson
01258 473766





A well-presented three double bedroom detached house with level garden to the rear and parking to the front.

The hallway takes you into the sitting room which links with the dining room and the kitchen. The sitting room has wooden laid flooring and French doors onto a patio area and then the lawn. There is a modern fitted kitchen with utility room off to one side providing storage and giving side door access too. The dining room has been created from the garage and offers excellent reception space or a work from home office.

Upstairs there is a master bedroom with en-suite shower room and two further double bedroom all with space for wardrobes. A good family bathroom completes the 1st floor.

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 doorstep 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 Sturminster Newton on the A357 heading towards Blandford. Turn right towards Okeford Fitzpaine onto Castle Lane. When in the village turn right onto Lower Street past The Royal Oak, 2nd right into Mary Gardens. Turn left into Nethermead, next left and left again, number 7 will be found in the left hand corner.

Outside

The rear garden is enclosed and laid mainly to lawn with a patio area and large garden shed. The borders have established shrubs and flower beds around the fencing keeping the garden enclosed. To the front of the house provides off road parking for 2 cars.

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: D

Property Information

Standard, superfast and ultrafast broadband is available. Mobile phone network coverage is not available inside and likely outside
(Information from Ofcom <https://www.ofcom.org.uk>)

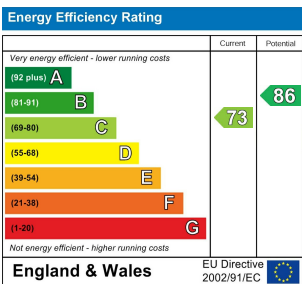
Nether Mead, Okeford Fitzpaine, Blandford Forum

Approximate Area = 1061 sq ft / 98.5 sq m

Shed = 77 sq ft / 7.1 sq m

Total = 1138 sq ft / 105.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Symonds & Sampson. REF: 1135049



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