

Symonds
& Sampson



Pleydells Farm

Higher Street, Okeford Fitzpaine, Blandford Forum, Dorset

Pleydells Farm

Higher Street
Okeford Fitzpaine
Blandford Forum
Dorset DT11 0RQ

An attractive and beautifully restored Grade II listed former farmhouse with plenty of charm and original character features along with a 100' garden in the heart of the village.



- Beautifully restored character former farmhouse
 - Original features throughout
- 100' west facing garden and terrace to the rear
- Four double bedrooms, 2 bath/shower rooms (1e/s)
 - Parking and outbuildings
 - Idyllic central village location
- Village with amenities and lovely surrounding countryside

Guide Price £775,000

Freehold

Sturminster Sales
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THE DWELLING

Pleydells Farm is a Grade II listed farmhouse that probably originally dates from the late 1700s and has been sympathetically restored and updated in recent years while retaining its integrity, character and charm. This is accentuated by original features such as flagstone and Victorian tiled floors, fireplaces, plank and muntin walls, stone and brick walls and window seats. The two principal reception rooms are set off a large central hall and are both well proportioned, light, bright rooms that get the morning sun. The kitchen at the rear has been re-modelled and updated and is a great family space with double oak doors opening to a sheltered and private west-facing terrace. On the first floor there are four double bedrooms, each with an outlook to the front; an ensuite shower room to the main bedroom, and a family bathroom.

ACCOMMODATION

See floorplan but in brief:

Ground floor - Hall, sitting room, second sitting room / reception room, kitchen / breakfast room, utility room.

First floor - Four bedrooms, two bath / shower rooms (1 e/s).

OUTSIDE

The rear hallway and the oak French door from the kitchen both open onto the west-facing terrace. From here a couple of steps lead up to the garden which is about 100' long with a well-maintained lawn, flower beds, trees and many mature shrubs. At the top of the garden is a useful 25' outbuilding, predominantly of brick. From the garden there is a side gate to the vehicular right of way over the drive to the south, which gives access to the timber former stable block offering potential for a variety of uses, and a gravelled parking area for 3 cars. There is a further gate from the parking to the garden.

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 including the Wessex Ridgeway; making the village very popular with equestrians. There is a real village community that is well served by the parish Church, popular pub, village shop and a very active village hall. 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

What3words:///shape.vanished.relishes

SERVICES

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

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

Mobile phone network coverage is likely inside and outside – (coverage is best provided by O2 and Vodaphone Networks)

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

Council Tax Band: F

EPC: Exempt - Grade II listed

Rights of Way : Access to parking and sheds.



Higher Street, Okeford Fitzpaine, Blandford Forum

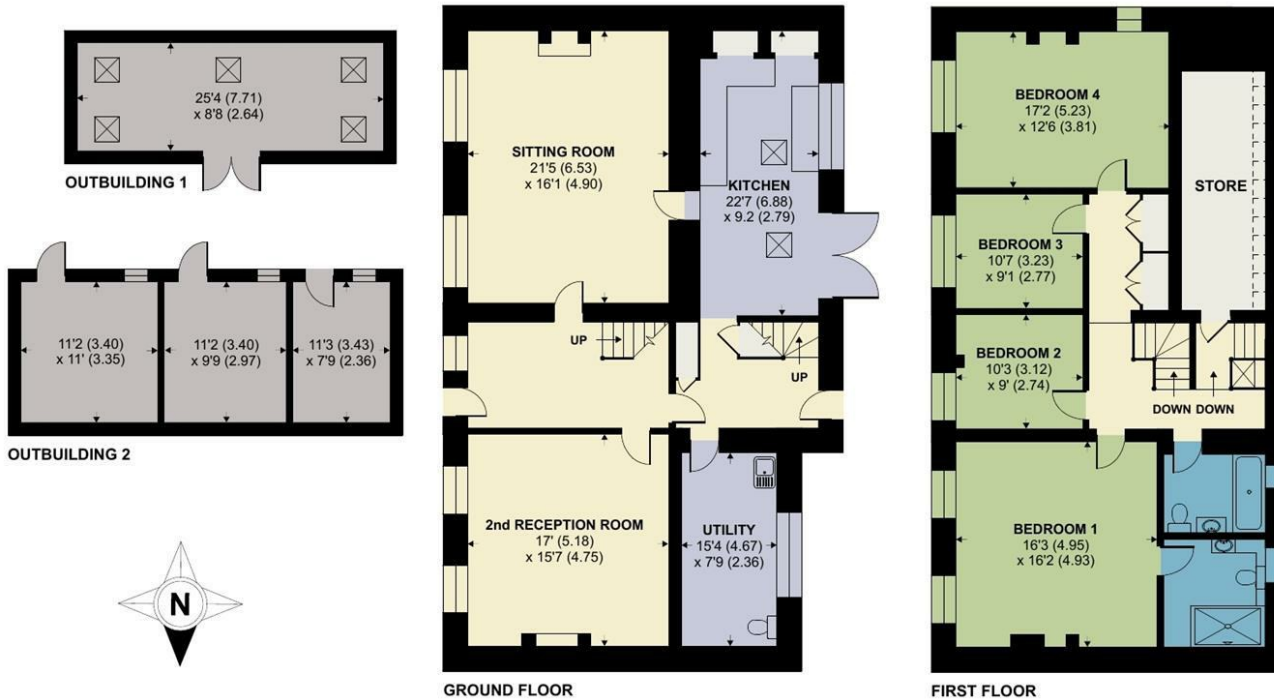
Approximate Area = 2510 sq ft / 233.1 sq m

Outbuilding(s) = 598 sq ft / 55.6 sq m

Total = 3108 sq ft / 288.7 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1268933



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