



Netherway House

Lower Street, Okeford Fitzpaine, Blandford Forum, Dorset

Netherway House

Lower Street
Okeford Fitzpaine
Blandford Forum
Dorset DT11 0RW

A double fronted detached house in a fine spot within the village with open views towards Okeford Hill.



- Double fronted 1980's house
- Views towards Okeford Hill
 - Central village location
- Scope for modernisation
 - Vendor suited

Guide Price **£450,000**

Freehold

Sturminster Sales
01258 473766
sturminster@symondsandsampson.co.uk



THE DWELLING

Netherway House is a well laid out detached family house which requires a degree of modernisation and improvement. Essentially, Netherway House has good reception space and well planned bedroom space with a wide hallway and landing giving the house stature. Sitting centrally in its own plot Netherway House was built in circa 1980, likely named after the old Netherway Farm along Lower Street, and has been a good family house ever since; being almost entirely lived in by the current owner.

ACCOMMODATION

See floor plan: A sensible arrangement with wide hallways and landings with all rooms leading from those.

OUTSIDE

Approached from the village road is a wide driveway, with turning, and carries on up to the detached garage. A swathe of front lawn sets the house well back from the road and it is raised above the road giving great views up towards Bell Hill and Okeford Hill. The rear garden is private and boasts a high evergreen hedge to the boundary. There is a small summer house too and a 'secret' enclosed garden through the hedge, once used for vegetable growing and has had sole access to this area for nigh on 45 years. The garden can be accessed via the house and to each side of 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 doorstep along the Wessex Ridgeway. There is a real village community that is well served by the parish Church, popular pub and village shop.

DIRECTIONS

What3words///spooned.parks.buildings

SERVICES

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

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

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

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

Council Tax Band: F

Rights of Way: None. An old footpath has been moved many years ago.



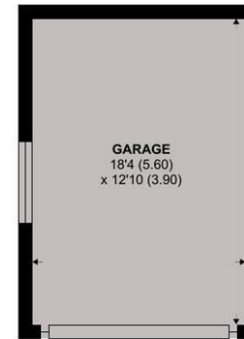
Lower Street, Okeford Fitzpaine, Blandford Forum

Approximate Area = 1656 sq ft / 153.8 sq m

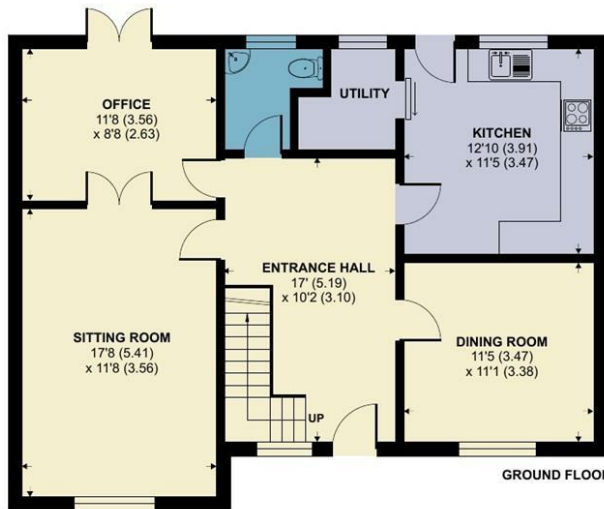
Garage = 235 sq ft / 21.8 sq m

Total = 1891 sq ft / 175.6 sq m

For identification only - Not to scale



GARAGE

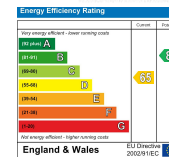


GROUND FLOOR



FIRST FLOOR

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: 1312499



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01258 473766

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



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