



Symonds
& Sampson

Chapel Cottage

Lower Street, Okeford Fitzpaine, Dorset

Chapel Cottage

Lower Street
Okeford Fitzpaine
Dorset DT11 0RW

A very well presented 2 or 3 bedroom converted Chapel with parking and a small garden to the side adjoining the village playing fields.



- A refurbished ex-Chapel
- New and extended shower rooms
 - 3 Double bedrooms
 - Parking and small garden
- Views to the south towards Okeford Hill

Guide Price **£450,000**

Freehold

Sturminster Sales
01258 473766
sturminster@symondsandsampson.co.uk



THE DWELLING

Chapel Cottage is a converted Wesleyan Methodist Chapel in the heart of the village. Imaginatively renovated throughout, this is a lovely village property. An inviting hallway has wood floors and leads through double glazed doors to the double reception room with central fireplace with a wood burner inset. The eat in kitchen gives views over the garden and parking area and at the other end is a well proportioned study, occasionally used as a 3rd bedroom, with views towards the village. Gracious stairs lead to a generous landing with both bedrooms flowing from there. There is a family shower room with 'his 'n hers' basins and a small box room, potentially a dressing room. The 1st floor gives wonderful views up towards Okeford Hill and the surrounds.

ACCOMMODATION

See Floor Plan. In brief the house offers two reception spaces and an eat in kitchen with separate utility room. Upstairs has been re-configured to achieve two double bedrooms with built in wardrobes, an excellent shower room. A box room is retained to give possible storage or to use as a study with the 3rd bedroom being the current study downstairs..

OUTSIDE

Set behind a high hedge for privacy from the road is the small garden with useful shed. The garden extends to the south side of the house and this side has low hedging giving the views up to Okeford Hill across the recreation ground. The driveway comes up from the village lane with space for some 3 cars.

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 footpaths and consequently some of the best walking 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

What3words///every.astounded.watchdogs

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.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

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

Council Tax Band: A

Agents Notes: Chapel Cottage can be purchased with furniture, by separate agreement.

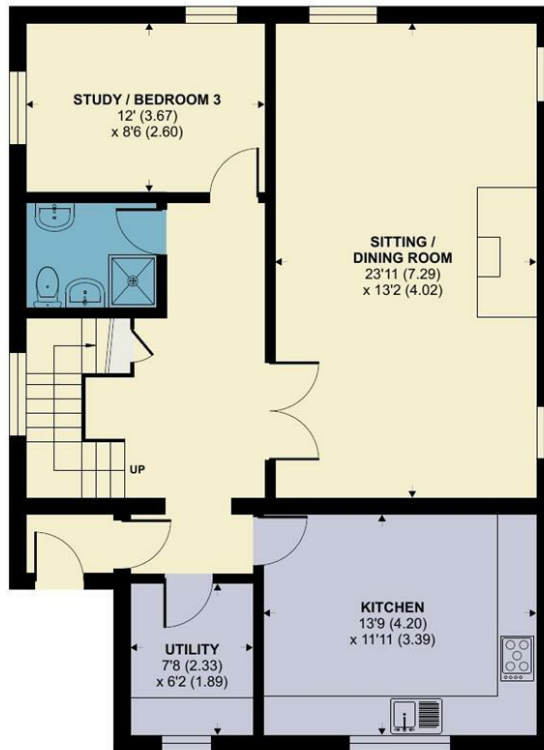
Electric substation accessed from road side of the driveway, outside the gate.



Lower Street, Okeford Fitzpaine, Blandford Forum

Approximate Area = 1494 sq ft / 138.7 sq m

For identification only - Not to scale



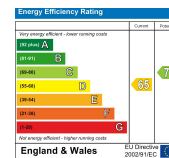
GROUND FLOOR



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: 1329447



WT August 2025 revised October 2025



01258 473766

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



SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.