



Symonds
& Sampson

Hollowmead

Higher Street, Okeford Fitzpaine, Blandford Forum, Dorset

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Higher Street
Okeford Fitzpaine
Blandford Forum
Dorset DT11 0RQ

A brick built detached bungalow requiring some improvement, set within environmentally important gardens and grounds.



- Bungalow in large plot with driveway
 - Edge of village location
- Requires some improvements
 - No onward chain

Guide Price **£450,000**

Freehold

Sturminster Sales
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THE DWELLING

Undoubtedly a wonderful chance to stamp your own style to a bungalow in a large, environmentally important, plot on the edge of the village.

This sensibly arranged house has a sizeable triple aspect reception space with south facing French doors to the patio and garden. Both bedrooms are of equal measure and both enjoy a view up and along the garden and beyond. The kitchen has wall and floor units with space for the normal appliances, including the range cooker and a linked utility room. This leads into the integral garage and out to the parking area outside.

ACCOMMODATION

See Floor plan: In brief, a large sitting room with south facing doors to the garden. An integral garage leads to the kitchen and two equal sized bedrooms are quietly to the rear of the house. Environmentally important gardens and grounds.

OUTSIDE

The driveway from the village lane brings you to a large parking and turning area. More importantly, the gardens and grounds are generous and borders the lane and then up and around to open countryside beyond the numerous trees within the plot. The site encompasses a conservation area, an SSSI (Site of Special Scientific Interest) and the surrounding area is within a Dorset National Landscape.

SITUATION

Okeford Fitzpaine is a highly regarded village within the Blackmore Vale with amenities like a village shop, an active village hall and a pub. The larger town of Sturminster Newton is some 3 miles away offering a fuller range of shops and restaurants.

DIRECTIONS

What3words:///reclining.fiction.curious

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: E

Agents Notes: Probate has been granted





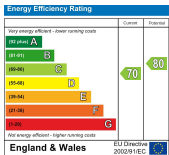
Higher Street, Okeford Fitzpaine, Blandford Forum

Approximate Area = 1126 sq ft / 104.6 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1289 sq ft / 119.7 sq m

For identification only - Not to scale



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: 1343697



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