

Symonds  
& Sampson

# Steamer Cottage

76 The Cross, Okeford Fitzpaine, Blandford Forum, Dorset



# Steamer Cottage

76 The Cross  
Okeford Fitzpaine  
Blandford Forum  
DT11 0RF

A well presented village home boasting modern construction but with traditional materials, offering spacious ground floor accommodation and a well kept rear garden with outbuildings.



- Village location
- Close to amenities including shop and public house
- Brick and flint construction with a thatched roof
  - Garage with driveway parking
- Summer house & shed with light & power
  - Colourful & sunny rear garden
- Spacious & flowing ground floor accommodation

Guide Price £415,000

Freehold

Blandford Forum Sales  
01258 452670  
[blandford@symondsandsampson.co.uk](mailto:blandford@symondsandsampson.co.uk)





## ACCOMMODATION

Steamer Cottage is a modern but characterful property situated in the heart of the village close to amenities and boasting a sunny and colourful rear garden. The heart of the home is the dual aspect country style kitchen, comprising of white wall and base units set with a wooden counter top and a ceramic sink. Included is a Range style free standing cooker and an integrated microwave. The handy utility room offers space for white goods with access to the cloakroom and the rear garden. The dining room is a light room with a dual aspect. The sitting room is a good size room enjoying a wonderful outlook to the rear garden via glazed French doors, the room includes a feature fireplace and chimney breast housing a gas fire, the room also includes under stairs storage.

The master bedroom includes a comprehensive range of built in wardrobes and storage. The second bedroom includes a built in airing cupboard, the third bedroom is a single room. The bathroom comprises of a white suite of a bath with shower over and screen, w.c. and basin.

## OUTSIDE

The property is access via a shared entrance leading to a

private driveway with parking for 2 to 3 vehicles and provides access to the detached garage, which is currently arranged as a workshop and benefits from light and power. The garden has been tastefully landscaped with a terrace adjoining the building for outside dining and terraces combining lawn and colourful established flower beds. Also included is a summer house situated to the rear boundary to enjoy the evening sunshine and a useful shed benefitting from insulation, light and power, which could be repurposed as a home office.

## SITUATION

Okeford Fitzpaine is a picturesque Parish set in the heart of Dorset surrounded by beautiful countryside. It is a conservation village located at the Southern end of the Blackmore Vale and the foot of Okeford Hill and nearby Bulbarrow which command magnificent views and provides superb riding and walking. Mainly made up from period houses and cottages, a historic parish church, post office stores and The Royal Oak public house. The nearby market towns of Blandford Forum is approximately 7 miles away and Sturminster Newton is approximately 5 miles away.

## DIRECTIONS

What3words:/// treaty.daredevil.neat

## SERVICES

Mains electric, water and drainage. Gas fired central heating.

Council Tax Band - C

EPC - C

There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>  
<https://www.gov.uk/check-long-term-flood-risk>



# Okeford Fitzpaine, Blandford Forum

Approximate Area = 1095 sq ft / 101.7 sq m

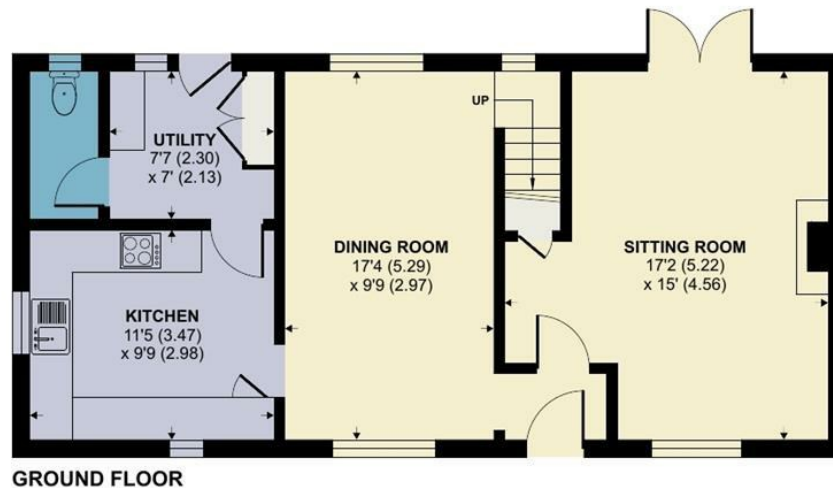
Limited Use Area(s) = 31 sq ft / 2.8 sq m

Garage = 233 sq ft / 21.6 sq m

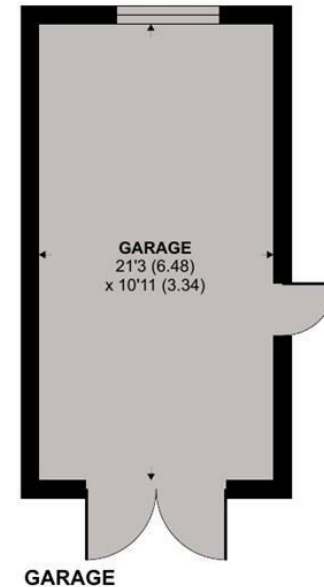
Total = 1359 sq ft / 126.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
105-120 A		83
81-104 B		
65-80 C	72	
49-64 D		
33-48 E		
17-32 F		
1-16 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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: 1264048



Blandford/DJP/March 2025 Revised May



01258 452670

blandford@symondsandsampson.co.uk  
Symonds & Sampson LLP  
7, Market Place,  
Blandford, Dorset DT11 7AH



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 of 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.

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