

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 £400,000

Freehold

Blandford Forum Sales
01258 452670
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

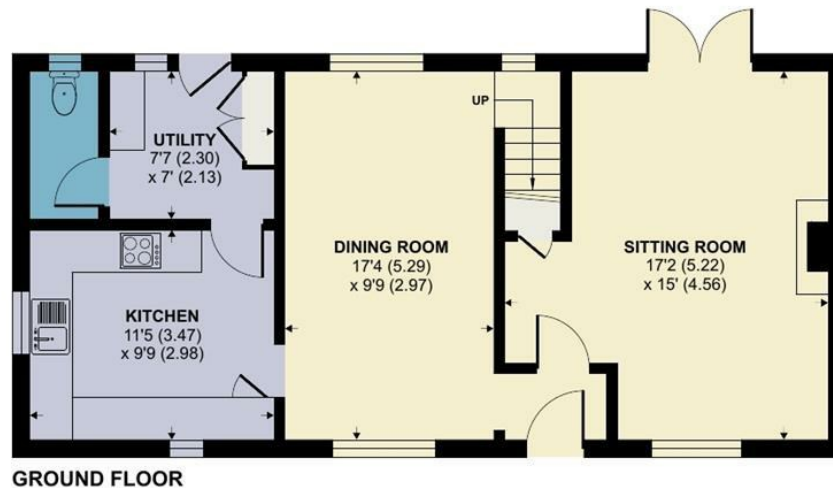
Limited Use Area(s) = 31 sq ft / 2.8 sq m

Garage = 233 sq ft / 21.6 sq m

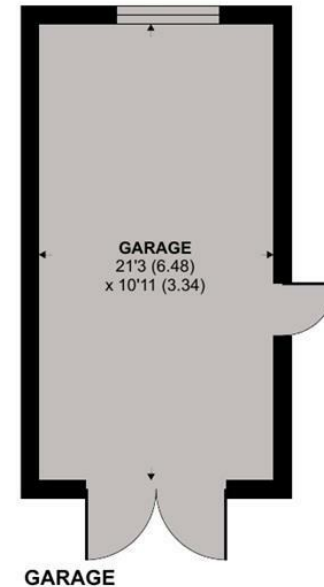
Total = 1359 sq ft / 126.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
105-120 kWh/m²/yr (A)		83
81-104 kWh/m²/yr (B)		
61-80 kWh/m²/yr (C)	72	
41-60 kWh/m²/yr (D)		
21-40 kWh/m²/yr (E)		
1-20 kWh/m²/yr (F)		
1-20 kWh/m²/yr (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



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01258 452670

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



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