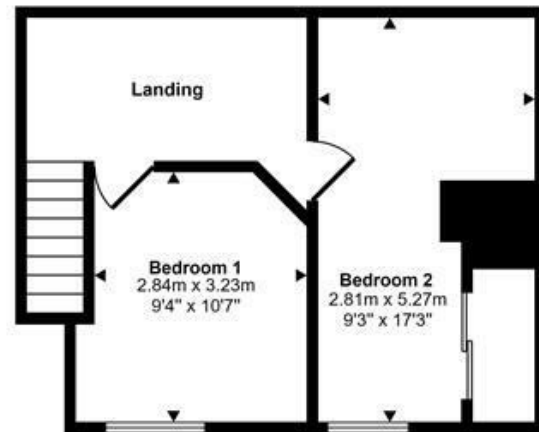


Ground Floor  
Approx 62 sq m / 667 sq ft



First Floor  
Approx 33 sq m / 360 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

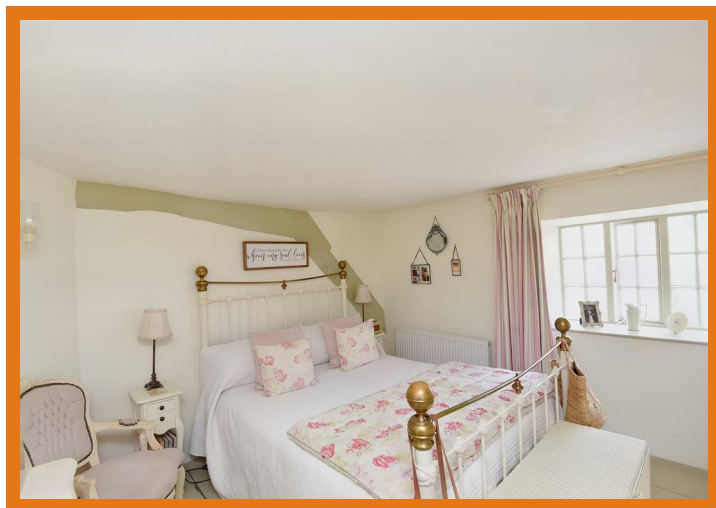
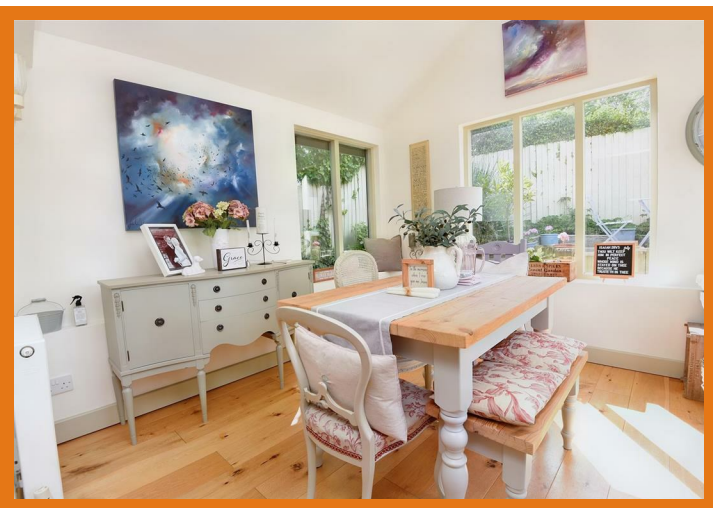


Higher Street  
Okeford Fitzpaine

Asking Price  
£375,000

A delightful Grade II listed, semi detached character cottage with plenty of charm and kerb appeal, offers two good sized bedrooms and large landscaped rear garden. The cottage enjoys a central location within the sought after and desirable village of Okeford Fitzpaine. This picturesque village is surrounded by the beautiful Blackmore Vale countryside and boasts a shop/post office, public house and church. About four miles away is Sturminster Newton, which offers a range of facilities. We believe that the cottage dates to the 17th century and has been the much cherished and enjoyed home for our sellers over the last four and half years. During this time the property has been exceptionally well maintained and is decorated throughout in Farrow and Ball paint. The large garden has also had the advantage of some landscaping. This lovely cottage combines traditional old world charm with modern day expectation and is fitted with gas fired central heating, country style kitchen units and stylish contemporary shower room suite. The property retains many character features, such as the inglenook fireplace with Bressumer Beam and bread oven, exposed rafters, beams and floorboards plus pane glass windows with deep sills. There is also a porthole window to the side, situated in the sitting room, which is a particular feature of the cottage. A visit is imperative to truly appreciate what this special cottage has to offer, not just for the internal space but also for the outside space, which catches one by surprise! An early viewing is suggested to avoid missing out on this beautiful 'Chocolate Box' Cottage.

In brief, the ground floor accommodation consists of welcoming entrance hall, sitting room with inglenook fireplace and porthole window, kitchen, which is fitted with country style units and some built-in appliances and opens to the garden/dining room. There is also a modern shower room. On the first floor there are two good sized bedrooms. Outside, there is a large rear garden and garage, which is situated close by. There is plenty of parking on the road.



## ACCOMMODATION

### Ground Floor

#### Entrance Hall

From the road steps rise to a storm porch with thatched roof and timber pillars. An original timber door with three inset glass panes opens into a welcoming entrance hall. Ceiling and wall lights. Smoke detector. Exposed painted timbers. High level cupboard housing the electrics. Radiator. Built in double cloaks cupboard. Stairs rising to the first floor with recess under and latch doors to the shower room and to the:-

#### Sitting Room

Bow pane glass window with deep sill to the front of the cottage and porthole window to the side aspect. Exposed timbers. Wall lights. Radiator. Power and telephone points. Television connection. Inglenook fireplace with Bressumer beam and bread oven. Step up and latch door to the:-

#### Kitchen

Window to the side aspect. Ceiling lights. Radiator. Power points. Fitted with a range of country style kitchen units consisting of floor cupboards with drawers, open shelves and eye level cupboards and cabinets with counter lighting under. Mix of wood and wood effect work surfaces. Belfast style sink with swan neck mixer tap. Space and plumbing for a dishwasher and washing machine. Space for a fridge/freezer. Built in electric oven and hob with tiled splash back and extractor hood above. Wood flooring. Opens to the:-

#### Garden/Dining Room

Pitched ceiling with skylights to either side. Windows to the sides and rear and double doors opening to the side. Wall mounted gas fired central heating boiler. Radiator, Power points. Wood flooring.

#### Shower Room

Obscured glazed window with tiled sill to the rear elevation. Recessed ceiling lights. Extractor fan. Part tiled walls. Heated towel rail. Shaver socket. Fitted with a contemporary and stylish suite consisting of large walk in shower cubicle with tiled back and glass sides and sliding door and mains shower, table top wash hand basin with freestanding mono tap and low level WC with dual flush facility. Tiled floor.

### First Floor

#### Landing

Stairs rise to the landing with partly sloping ceiling and exposed painted beams. Access to the eaves. Radiator. Power points. Exposed painted floorboards. Latch doors to both bedrooms

### Bedroom One

Pane glass window with deep sill to the front of the cottage. Wall lights. Exposed painted timbers. Radiator. Power points. Exposed painted floorboards.

### Bedroom Two

Window with deep sill to the front aspect. Access to the loft space. Partly sloping ceiling. Exposed painted timbers. Radiator. Power points. Built in wardrobes. Exposed painted floorboards.

### Outside

#### Garage and Garden

A metal gate to the side of the cottage opens to a path that leads to the back of the property where there is a raised sun terrace with a high degree of privacy. From here a path leads through the trees to the main body of the garden. This is mostly laid to lawn, edged by beds planted with a variety of flowers, shrubs and trees, including apple trees, At the top of the garden there are raised planters ready for vegetable growing. The garden has been landscaped into 'rooms', which are divide in part by mature high hedgerow and offer different areas of interest. The garden boasts a good degree of sunshine and privacy. There is a garage, which is accessed next to the adjoining cottage plus there is plenty of on road parking.

### Useful Information

Energy Efficiency Rating Exempt - Grade II  
Council Tax Band D  
Single Glazed Cottage Windows  
Gas Fired Central Heating from a Combination Boiler  
Mains Drainage  
Freehold

### Directions

#### From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights proceed over the bridge and turn left. Continue along the A357 for about three miles and take the turning on the right - signposted Okeford Fitzpaine. Go past the Royal Oak public house on the right and the village shop on the left. The cottage will be found a little further on, on the right hand side. Postcode DT11 0RQ

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.