

**Shillingstone Lane  
Blandford Forum**

**£375,000**

The Shillingstone: A collection of 3 bedroom detached and semi-detached family homes

Discover our exceptional 3 & 4 bedroom homes at Shillingstone Fields, nestled amidst the picturesque Dorset hills, with a charming nearby church and the exquisite English village of Okeford Fitzpaine. A great opportunity to purchase a brand semi detached house with three bedrooms and two bathrooms, ideally located on the edge of the village and surrounded by the beautiful Blackmore Vale countryside. The property is situated within walking distance of the village's facilities, which includes a post office/ convenience shop, church and public house. Further facilities will be found at Blandford and Sturminster Newton, which are both within six miles and Sherborne about fifteen miles away. The property will benefit from a ten year building warranty, double glazing, gas central heating, incoming Fibre broadband to the property and optional extras allowing you to customize fittings to your own desire.

Great care and attention was given to maximising the biodiversity in the space around the houses, as well as the large dedicated open space area situated on the East side of the site. There is a mixture of native planting and a pond, which creates a tranquil environment for all to enjoy.

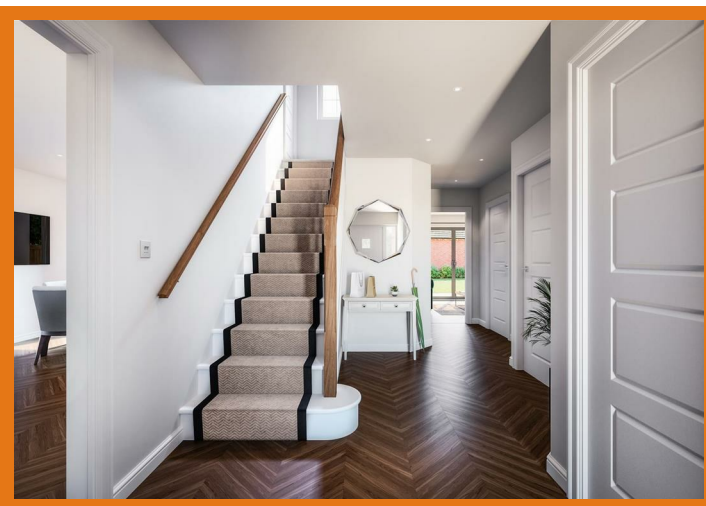
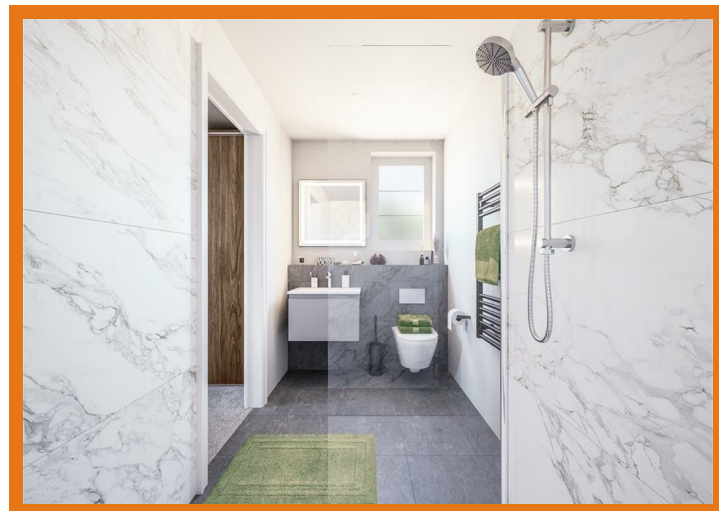
In brief, the accommodation consists of spacious and inviting entrance hall with storage cupboard, downstairs WC, separate living room and kitchen dining room. Fully fitted kitchen with integrated appliances. Three bedrooms, en-suite shower room plus family bathroom. Externally there is a driveway and private rear garden.

**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	





**Living Room**

4.70m x 3.78m (15'5" x 12'4")

**Kitchen/Dining Room**

**Downstairs WC**

**Bedroom One**

3.76m x 2.85m (12'4" x 9'4")

**En-suite**

**Bedroom Two**

4.58m x 2.50m (15'0" x 8'2")

**Bedroom Three**

2.97m x 2.48m (9'9" x 8'1")

**Family Bathroom**

**Garden**

**Important Information**

Underfloor gas central heating to the ground floor. Radiators upstairs.

Mains drainage

Council tax band TBC

Service charges TBC

Available end of November 2023

**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. At the shop turn left and follow the road round to the church. Continue for a short while and the properties will be found on the left hand side. Postcode DT11 0RB

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.