



Shillingstone Lane
Okeford Fitzpaine

Guide Price
£350,000

A great opportunity to purchase a brand new 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.

APPROX 1,050 SQ FT (98 SQ M)

1 Market House
Market Place
Sturminster Newton
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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	



Entrance Hall

Kitchen/Diner

4.86 x 3.22 (15'11" x 10'6")

Living Room

5.59 x 3.75 (18'4" x 12'3")

Bedroom One

4.07 x 3.10 (13'4" x 10'2")

En-suite

Bedroom Two

3.69 x 2.77 (12'1" x 9'1")

Bedroom Three

2.70 x 2.45 (8'10" x 8'0")

Family Bathroom

Garden

Parking

Square Footage

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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.