



Shillingstone Lane
Okeford Fitzpaine

£740,000

Discover comfort and sophistication with views of landscaped open space, a double garage, and four bedrooms. French doors connect the living area to a tranquil garden retreat with rolling hillside views. Experience underfloor heating, energy-efficient lighting, and EV charging. The master bedroom features a walk-in wardrobe, en-suite, and serene garden vistas

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.

APPROX 1,760 SQ FT (163 SQ M)

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk

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	



Family/Breakfast Area
3.71 x 3.50 (12'2" x 11'5")

Kitchen
3.50 x 3.00 (11'5" x 9'10")

Dining Room
3.82 x 3.35 (12'6" x 10'11")

Living Room
4.46 x 3.67 (14'7" x 12'0")

Study
3.70 x 2.68 (12'1" x 8'9")

Utility Room

Downstairs WC

Bedroom One
5.36 x 4.46 (17'7" x 14'7")

En-suite

Bedroom Two
3.53 x 3.53 (11'6" x 11'6")

En-Suite

Bedroom Three
3.88 x 3.00 (12'8" x 9'10")

Bedroom Four
3.53 x 3.10 (11'6" x 10'2")

**Double Garage and Driveway
Parking**

Square Footage
APPROX 1,760 SQ FT (163 SQ M)

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.