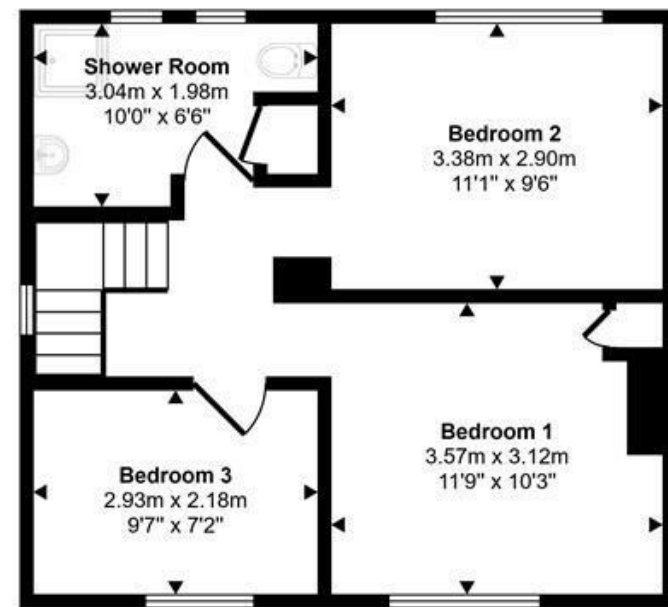


# Morton • New

selling and letting properties



Ground Floor  
Approx 50 sq m / 540 sq ft



First Floor  
Approx 41 sq m / 437 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	69	74
(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	



Mary Gardens  
Okeford Fitzpaine

Asking Price  
£300,000

A wonderful opportunity to purchase a semi detached house in need of some updating, with three good sized bedrooms, offered for sale with the bonus of no onward chain and situated in the desirable village of Okeford Fitzpaine. The property is ideally located in this picturesque village, which 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, including schooling for all ages.

Once inside, there is a roomy entrance hall with access to the sitting room, which has an open fireplace - perfect for those cosy evenings in or on a chilly winters afternoon and there is plenty of room for settees and armchairs. The combined kitchen and dining room is ideal for meals with family or for entertaining friends and still has the original Rayburn.

Outside, there is a large garden that is laid out for homegrown vegetables, which the next owner could continue for self sufficiency or there is the potential to re-design and landscape to your own choice. There is also parking for two to three cars at the front, plus the garage and further parking at the end of the garden.

This delightful property offers a great chance for those seeking a cosy yet spacious home with the potential to modernise and develop to your own taste and needs. The basics are there, with gas central heating, double glazing and there are solar panels that not only provide energy efficiency, but also contribute to a more sustainable way of living.

This is a golden opportunity to create the home of your dreams in one of the most sought after villages in Dorset. Book a viewing now and start envisioning your perfect new home.

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## The Property

### Accommodation

#### Inside

##### Ground Floor

The property is approached from the drive to a covered area and front door. This opens into a good sized entrance hall with window to the side and open cupboard that houses the gas fired combination boiler. Stairs rise to the first floor and there is access to the sitting room and kitchen/dining room. The sitting room overlooks the front garden and has an open fireplace.

Overlooking the rear garden, is a good sized combined kitchen and dining room with door out to the paved rear seating area and door to the side entrance. It is fitted with a range of farmhouse style units consisting of floor cupboards with drawers and eye level cupboards. There is a good amount of work surface with a tiled splash back and stainless steel sink and drainer with a mixer tap. There is also a built in open cupboard with shelves, space and plumbing for a washing machine, fridge/freezer and cooker. The original Rayburn with oven and two hot plates is also available for cooking.

From the side entrance there is access to the WC, large storage cupboard and further room, which houses the solar panel controls. This room could be developed into a utility room.

##### First Floor

Stairs rise to a galleried landing with exposed floorboards and access to the bedrooms and shower room. There are two generously sized double bedrooms, bedroom one with built in wardrobe and bedroom two overlooking the rear garden. Both have exposed floorboards. There is also a good sized single bedroom. The shower room is fitted with a pedestal wash hand basin, WC and shower cubicle with an electric shower. The floor is laid to wood effect vinyl.

#### Outside

##### Parking and Garage

The property is approached from the road via double metal gates that open to a tarmac drive with space to park two to three cars comfortably and leads up to the garage. The timber garage has double doors that open out and is fitted with light and power. It measures about 4.85 m x 2.51 m/15'11" x 8'3".

#### Garden

A timber gate from the drive opens to the rear garden. There is a large paved seating area immediately to the back of the house with the remaining garden being set out for growing vegetables. At the bottom of the garden there is rear vehicular access and a parking space. The garden is of a very good size and a blank canvas to design to one's own choice.

#### Useful Information

Energy Efficiency Rating tba  
Council Tax Band C  
Double Glazing Throughout  
Gas Fired Central Heating  
Mains Drainage  
Freehold  
No Onward Chain  
Solar Panels

#### 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 Royal Oak public house turn right then take the second turning right into Mary Gardens. Turn right at the junction. The property will be found towards the end of the road on the left hand side. Postcode DT11 0RX

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.