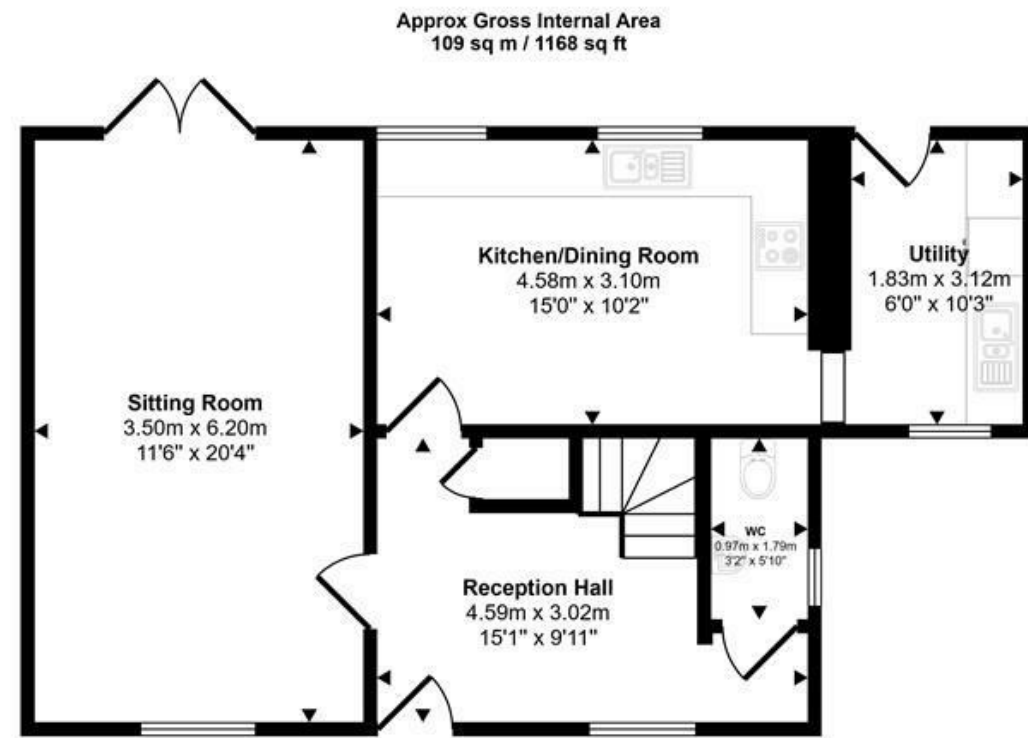
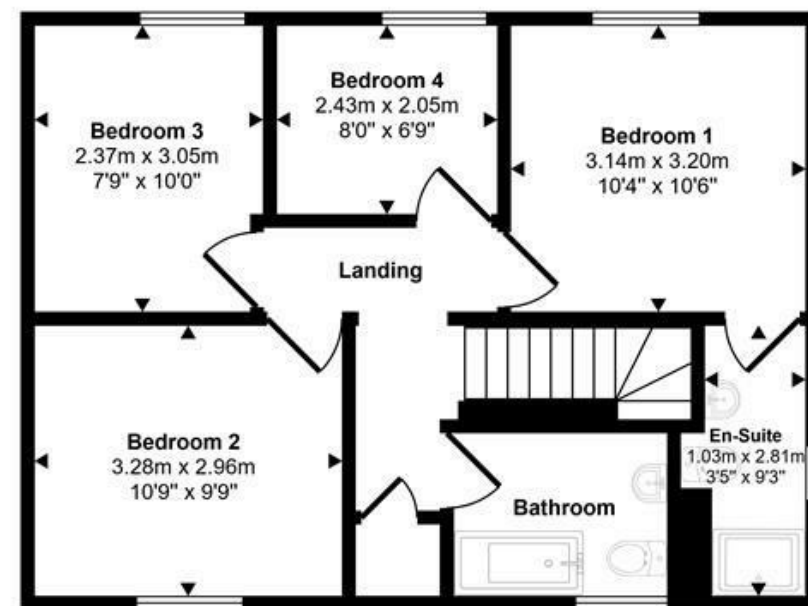




Ground Floor
Approx 58 sq m / 625 sq ft



First Floor
Approx 50 sq m / 543 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

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

Energy Efficiency Rating	
	Current
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



Back Lane Okeford Fitzpaine

Asking Price
£435,000

A beautifully presented detached village home with four generously sized bedrooms, offered for sale with the advantage of no onward chain and situated towards the end of a quiet no-through lane. The property enjoys a semi-rural setting that feels peaceful yet, just a stones throw from the heart of the village, making it an ideal location for those who appreciate the tranquillity of village life.

Boasting a slightly elevated position, the property captures fabulous countryside views, including Hambledon Hill and Hod hill as well as a picturesque outlook of the local church, truly making you feel part of your surroundings. Just a short stroll away is the village centre, where there is shop and a public house and there is easy access to Okeford Hill, which boasts a spectacular, uninterrupted view over the county. Further facilities are available in Sturminster Newton, which is about three miles away.

This bright and well proportioned house offers a delightful blend of comfort and countryside living and makes a perfect home for families or those seeking a spacious retreat in their later years. There is large sitting room that provides an inviting space for relaxation and entertaining and a good sized kitchen that is fitted with plenty of cupboards and built in appliances. Both these rooms offer ample room for dining, allowing for you to chose your preference.

Outside, there is a private garden, ideal for pottering and enjoying the fresh air or hosting a summer barbecue. Additionally, there is parking for two cars plus the garage as well as a further space to the other side of the house.

Properties of this calibre, in this sought after village are rare to find, as such, this house should not be overlooked - it is ready to move in to - just a few personal touches and you will be able to call it home. This is a wonderful opportunity to embrace a relaxed lifestyle in a desirable village setting and a viewing is needed to appreciate all that there is on offer



The Property

Accommodation

Inside

Ground Floor

The property is approached from the lane via a few steps that lead up to the front door, which has a canopy above. The door opens into a welcoming and spacious reception hall with window overlooking the lane. The floor is laid to an attractive wood effect Quick Step laminate flooring for practicality. Stairs rise to the first floor and doors lead off to the cloakroom, kitchen/dining room and the sitting room.

The sitting room benefits from a double aspect with window overlooking the lane to the front and double doors opening to the rear. This room enjoys plenty of natural light with enough space for a dining table and chairs or study area. The floor is laid to a stylish wood effect Quick Step laminate.

The kitchen/dining room is fitted with a range of wood effect units consisting of floor cupboards with corner carousel, separate drawer units and eye level cupboards and cabinets with counter lighting beneath. There is a generous amount of work surfaces with a matching upstand and a one and a half stainless steel sink and drainer with swan neck mixer tap. The built in appliances consist of fridge, freezer, dishwasher, microwave and electric fan oven plus a ceramic hob with a splash back and extractor hood above. The floor is laid to Karndean tiles. From the kitchen there is a step up and opening into the utility room.

The utility has a window to the front and part glazed door leading out to the rear garden. It is fitted with floor and eye level cupboards, works surfaces and sink. There is an integrated washing/dryer and the gas fired central heating boiler plus ample room for coats, boots and shoes. For easy cleaning the floor is laid to Karndean tiles. Also on the ground floor is a cloakroom with WC and wash hand basin.

Frist Floor

Stair rise up to the a landing where there is the airing cupboard housing the hot water cylinder and white panelled doors leading to the bedrooms and bathroom. The bathroom is fitted with a modern suite consisting of a low level WC, pedestal wash hand with tiled splash back and mirror and shaver light/point above plus a bath with a mains shower above. The floor is laid to wood effect vinyl.

All four bedrooms are a good size - there are three double sized bedrooms plus a generous single

bedroom, which is ideal as a study. The principal bedroom benefits from an en-suite shower room. From the first floor there are some fabulous countryside views, including Hambledon Hill, Hod Hill and the Beacon plus the village church.

Outside

Drive and Garage

To one side of the house there is a tarmacadam drive with space to park two cars and leads up to the garage. The garage has double doors and is fitted with light and power plus a loft storage space. It measures 5.28 m x 2.74 m/17'4" x 9'. To the other side of the house there is a gravelled area that can provide additional parking for a small car.

Garden

From the drive a timber gate opens to a paved patio that provides a secluded and sheltered seating area to the back of the house. Steps rise to the main body of the garden where there is a decked seating area with the rest of the garden being laid to lawn with borders planted with a variety of shrubs and trees. The garden enjoys a sunny and private aspect.

Useful Information

Energy Efficiency Rating C

Council Tax Band E

Sustainable Wood Framed Double Glazing

Gas Fired Central Heating (new boiler in 2020)

Mains Drainage

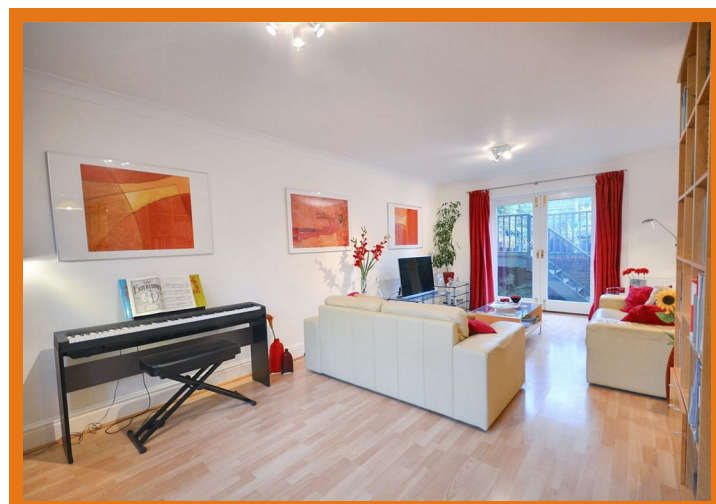
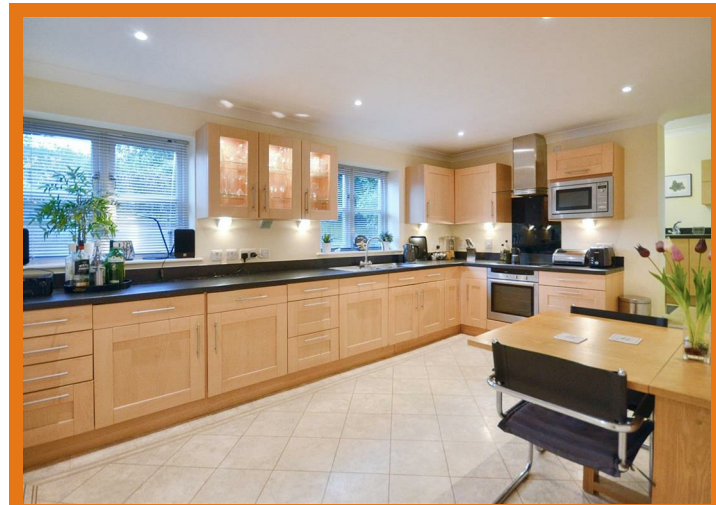
Freehold

No Onward Chain

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. Take the next turning right into Back Lane and continue up the hill. The property will be found on the left hand side before the left hand bend. Postcode DT11 0LW.



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.