

Shillingstone Lane
Okeford Fitzpaine

Guide Price
£450,000

A great opportunity to purchase a brand new detached bungalow with three bedrooms, 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 (providing underfloor heating throughout) incoming Fibre broadband to the bungalow and optional extras allowing you to customize the property to your own desire.

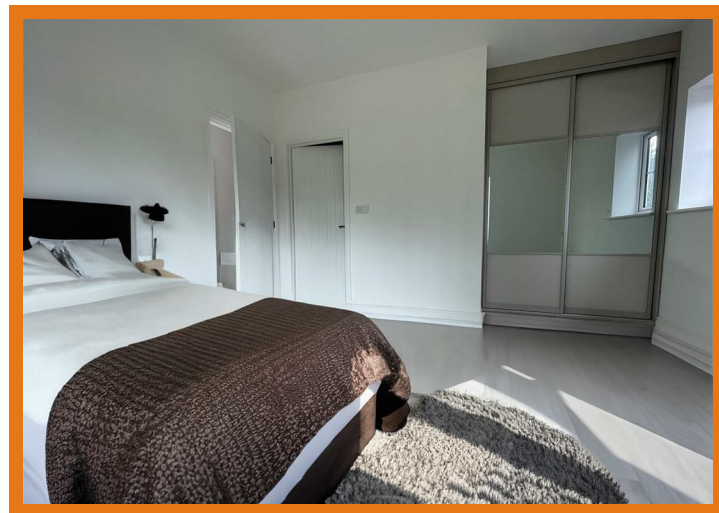
Great care and attention was given to maximising the biodiversity in the space around the houses, as well as the large dedicated open space area situated on the East side of the site. There is a mixture of native planting and a pond, which creates a tranquil environment for all to enjoy.

In brief, the accommodation consists of spacious and inviting entrance hall, sitting room with bi-fold doors leading out to the rear garden, fully fitted kitchen with integrated appliances. Three bedrooms, main with en-suite shower room. There is also the family bathroom. Externally there is a large single garage drive and garden.

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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	



Bedroom One

4.01m x 3.76m (13'1" x 12'4")
Double room. Built in wardrobe.
ensuite.

En-suite Shower Room

Bedroom Two

3.43m x 2.70m (11'3" x 8'10")

Bathroom

Fully fitted bathroom suite. Part tiled walls. Bath with shower over.

Bedroom Three / Study

3.57m x 3.12m (11'8" x 10'2")

Kitchen/Dining Room

4.51m x 3.36m (14'9" x 11'0")
Spacious Kitchen with gas hob and integrated appliances. Upgrades available by separate negotiation.

Living Room

4.80m x 4.51m (15'8" x 14'9")
Bifold doors facing the garden.

Garden

Enclosed fenced garden. Bifold

doors leading onto patio. Turfed rear garden. Side gate leading to the garage and parking.

Garage

6.09m x 3.05m (19'11" x 10'0")
Single garage with up and over door. Driveway parking for two cars in tandem. Facilities in place to install an EV charging point.

Useful Information

Underfloor gas central heating
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.