



Total area: approx. 166.5 sq. metres (1792.0 sq. feet)

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 | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 74 | 82 |
| EU Directive | | 2002/91/EC | |



Lower Street
Okeford Fitzpaine

Guide Price
£550,000

An attractive and beautifully proportioned detached village home, Redwall Cottage offers generous accommodation, countryside views and a wonderful balance of character and practicality. Situated within the heart of Okeford Fitzpaine, this handsome property is framed by charming wisteria across its front elevation, creating an immediately appealing first impression and setting the tone for the warmth found within.

The house provides exceptionally well-balanced living space extending to over 1,790 sq ft, perfectly suited to modern family life. The layout flows naturally from room to room, offering both comfortable everyday living areas and more formal spaces for entertaining. A welcoming sitting room, enjoying a dual aspect and centred around a fireplace with log burner, forms the heart of the home, a cosy yet spacious retreat during the cooler months. Complementing this are a separate dining room and study, providing flexibility for home working, hobbies or additional reception space as required.

Upstairs, four generous double bedrooms ensure excellent versatility, whether for family use, visiting guests or multi-generational living. The principal bedroom is particularly impressive in scale, benefitting from a double aspect with countryside views, an en-suite shower room and extensive wardrobe space, creating a true retreat within the home. Externally, the property enjoys a sunny and private rear garden, thoughtfully arranged to provide space for relaxation and entertaining, along with a garage and further on road parking. With its blend of space, comfort and village charm, Redwall Cottage presents a rare opportunity to acquire a substantial home in one of North Dorset's most sought-after village settings.



Accommodation

A reception hall provides access to the principal ground floor rooms and includes a useful downstairs cloakroom/WC. The sitting room is a particularly appealing space, enjoying a dual aspect and centred around a fireplace fitted with a log burner, creating a cosy focal point during the colder months. The separate dining room offers excellent space for formal entertaining or family gatherings, while the study provides an ideal home office or hobby room. The kitchen/breakfast room overlooks the rear garden and is fitted with a range of units, complemented by wood-effect flooring. There is a double electric oven, gas hob with extractor hood over, space for a fridge freezer and plumbing for a dishwasher. Adjoining the kitchen is a utility room with plumbing for a washing machine and space for a tumble dryer, providing practical separation of laundry and additional storage.

On the first floor are four generous double bedrooms. The principal bedroom is particularly spacious, enjoying a double aspect, countryside views, an en-suite shower room and extensive wardrobe space. The remaining bedrooms are all well-proportioned doubles and are served by the family bathroom.

Outside

The rear garden is predominantly laid to lawn and enjoys a sunny orientation, with mature trees, shrubs and well-stocked flower beds providing colour and interest throughout the seasons. A large decking area offers an excellent space for outdoor dining and entertaining. The garden is enclosed and benefits from a good degree of privacy. The garage has power, storage space within the loft area and a personal door leading directly into the garden. There is also ample on-road parking available nearby.

Useful Information

Energy Efficiency Rating C
Council Tax Band F
Sustainable Wood Framed Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold
No Onward Chain

Location and Directions

Okeford Fitzpaine is a popular and picturesque Dorset village set beneath Okeford Hill, offering a strong sense of community alongside everyday amenities including a village shop, public house, primary school and village hall. Surrounded by beautiful countryside and walking routes, yet within easy reach of Sturminster Newton, Blandford Forum and further transport links, it provides an appealing blend of rural charm and convenience.
Postcode - DT11 0RN
What3words -
///overlook.foggy.ferrets

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