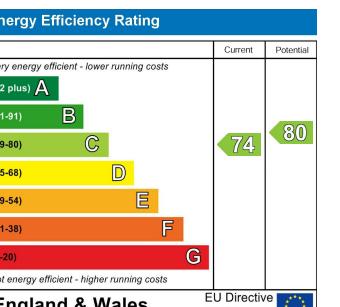


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Make Snappy 360.

**1 Market House**  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

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



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Guide Price  
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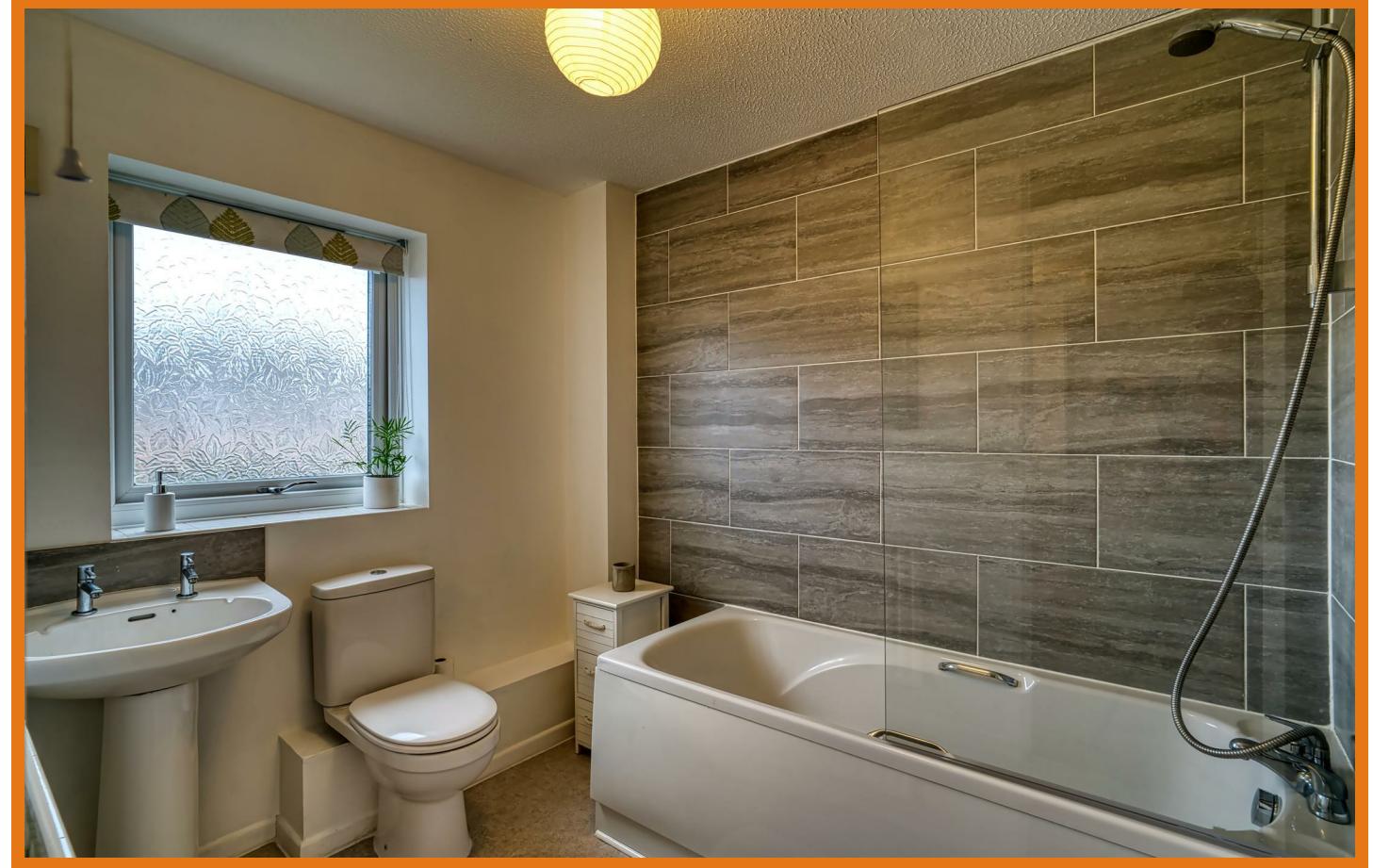
Nether Mead  
Okeford Fitzpaine

A well-presented and much-loved four-bedroom detached family home, situated in the sought-after village of Okeford Fitzpaine. Owned by the current vendors for the past ten years, the property has been carefully maintained and thoughtfully refreshed, resulting in a home that feels both comfortable and ready to move straight into.

Designed with family living very much in mind, the house offers well-balanced and practical accommodation arranged over two floors. The ground floor provides a combination of reception space that works equally well for everyday routines and for entertaining guests, with a generous sitting room and a sociable kitchen/dining area forming the heart of the home. The adjoining conservatory further enhances the living space, drawing in natural light and creating a pleasant connection with the garden beyond. Upstairs are four well-proportioned bedrooms, one of which benefits from an en-suite, while the remaining bedrooms are served by a family bathroom.

The cul-de-sac position offers a sense of safety and community, while still being within easy walking distance of the village pub, shop and play parks. Altogether, this is a fantastic opportunity to secure a spacious and adaptable family home in a welcoming village setting.

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## Accommodation

### Inside

The property is entered via a welcoming hallway, providing access to the principal ground floor rooms along with a useful downstairs W.C. and staircase rising to the first floor. The layout has been thoughtfully arranged to offer both open and separate living spaces, ideal for modern family life.

The sitting room is a particularly generous and inviting space, benefiting from excellent natural light and ample room for a range of furniture arrangements. This room provides a comfortable setting for everyday relaxation as well as entertaining, with a pleasant outlook to the front. To the rear of the property lies the kitchen/dining room, forming the sociable heart of the home. The kitchen is fitted with modern shaker-style units complemented by stone-effect laminate worktops, offering plentiful preparation space.

There is an eye-level oven, inset hob and space for a dishwasher, washing machine and fridge/freezer. The dining area comfortably accommodates a family-sized table and enjoys a bright aspect.

The conservatory provides additional versatile reception space, ideal as a garden room, playroom or informal sitting area, with direct access onto the rear garden and a seamless connection between inside and out.

On the first floor, a central landing leads to four bedrooms and the family bathroom. The principal bedroom is well-proportioned and benefits from its own en-suite shower room. The remaining

three bedrooms offer flexibility for children, guests or home working, each enjoying a pleasant outlook. The family bathroom serves these rooms and is fitted with a bath and complementary sanitary ware.

### Outside

The rear garden enjoys a south/easterly orientation and has been designed with ease of maintenance in mind, featuring gravelled areas and a decked seating space directly accessible from the kitchen and conservatory, ideal for outdoor dining. The garden enjoys a good degree of privacy and is fully enclosed by brick walling and new timber fencing, with a shed and sunny seating areas providing ideal spots to relax.

To the front, the garden is laid to lawn, and the property further benefits from a garage and private parking.

### Useful Information

Energy Efficiency Rating C  
Mains Drainage  
Upvc Double Glazing  
Council Tax Band D  
Gas Fired Central Heating  
Freehold

### Location and Directions

Okeford Fitzpaine is a thriving and friendly Dorset village nestled beneath Okeford Hill. The property is within easy walking distance of the village pub, shop, allotments and play parks, making it particularly appealing for families. It is

an excellent village setting for those seeking space, safety and a genuine sense of community in the countryside.

The village offers a welcoming, family-friendly environment with a strong community spirit, along with easy access to open countryside, quiet lanes and a variety of outdoor activities. There is an active village hall, sports club and historic church, with clubs and events for all ages, as well as a village cinema and the popular Saturday Mud Pie café, to name just a few. Surrounded by beautiful rolling countryside, the area provides endless opportunities for family walks, cycling and outdoor adventure.

Approximately four miles away is Sturminster Newton, which offers numerous independent shops, a doctors' surgery, the Exchange arts centre, a garden centre and building merchants, to name just a few amenities. Nearby towns such as Blandford Forum, Shaftesbury and Gillingham provide a wider range of schooling options, leisure facilities and transport links, including a mainline station.

Combining the freedom of rural living with everyday practicality, Okeford Fitzpaine is particularly well suited to families looking for a safe, supportive village environment with excellent access to education, countryside and local amenities.

Postcode DT10 0TP

What3words //demanding.bandstand.strutted

**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.