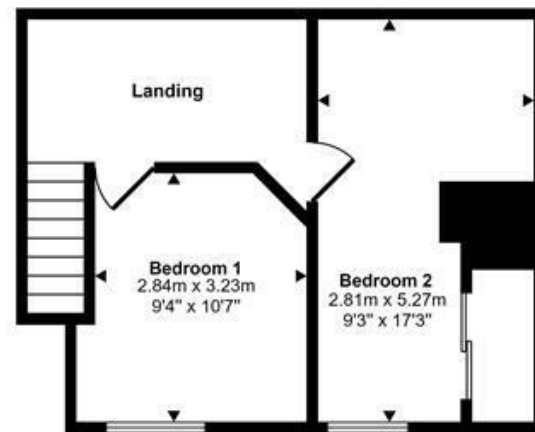


Ground Floor  
Approx 62 sq m / 667 sq ft



First Floor  
Approx 33 sq m / 360 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.

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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 |           |



Higher Street  
Okeford Fitzpaine

Asking Price  
£360,000

A truly enchanting Grade II listed semi-detached thatched cottage, believed to date back to the 17th century, offering an abundance of period charm combined with comfortable, well-maintained living space. Positioned within the heart of this desirable village, the property enjoys a setting that perfectly complements its historic character, with countryside walks close at hand and a strong sense of community nearby.

From the moment you step inside, the cottage's heritage is immediately apparent. Exposed timbers, deep-set windows and the impressive inglenook fireplace in the sitting room all speak to its long history, creating a warm and atmospheric home full of personality. The current owners, who have cared for the property over the past six and a half years, have ensured it remains both practical and welcoming, thoughtfully maintaining its character while supporting modern-day living.

The accommodation is well balanced across two floors, offering two generous reception areas and two good-sized double bedrooms, making it ideally suited to a range of buyers — whether as a charming full-time residence, a characterful retreat, or even a potential holiday let (subject to any necessary consents). A particularly appealing feature is the large, landscaped rear garden, which provides a rare sense of space and privacy for a cottage of this era.

Altogether, this is a home that offers not just accommodation, but a genuine sense of history, atmosphere and rural Dorset charm.



### Accommodation

Inside  
The front door opens into a welcoming hallway, where a useful storage cupboard provides practical space for coats and everyday items.  
The sitting room is a delightful space, centred around a striking inglenook fireplace that immediately highlights the cottage's historic origins. This cosy yet well-proportioned room offers an ideal setting for both relaxation and entertaining.  
The kitchen/dining room is arranged to the rear, fitted in a country style with under-counter lighting and a mix of wood and wood-effect work surfaces. A Belfast sink adds further charm, while there is space for a fridge freezer along with plumbing for both a washing machine and dishwasher. An electric oven and hob with tiled splashback and extractor hood are in place, and wooden flooring enhances the overall character of the room.

Also on the ground floor is a modern shower room, fitted with a large walk-in shower, heated towel rail and extractor fan, offering practicality and comfort.  
Upstairs, the landing leads to two good-sized double bedrooms. Bedroom two benefits from a built-in wardrobe, while both rooms enjoy pleasant outlooks and the character expected of a period cottage.

### Outside

The landscaped rear garden is a particular feature of the property, offering a generous expanse of lawn edged with well-stocked beds and mature trees, including apple trees. Towards the top of the garden, raised beds provide an excellent opportunity for a vegetable patch, making it ideal for keen gardeners. The garden enjoys a good degree of sunshine and a high level of privacy, creating a peaceful outdoor retreat. A garage is located close by, and there is ample on-road parking available.

### Useful Information

Energy Efficiency Rating Exempt - Grade II  
Council Tax Band D  
Single Glazed Cottage Windows  
Gas Fired Central Heating from a Combination Boiler  
Mains Drainage  
Freehold

### Location and Directions

Okeford Fitzpaine is a sought-after North Dorset village set amidst attractive rolling countryside. The village offers a strong sense of community along with everyday amenities including a village shop, public house, primary school and church. Surrounded by beautiful walking and cycling routes, yet within easy reach of nearby market towns, it provides an appealing balance of rural charm and convenience.  
Postcode DT11 0RQ

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.