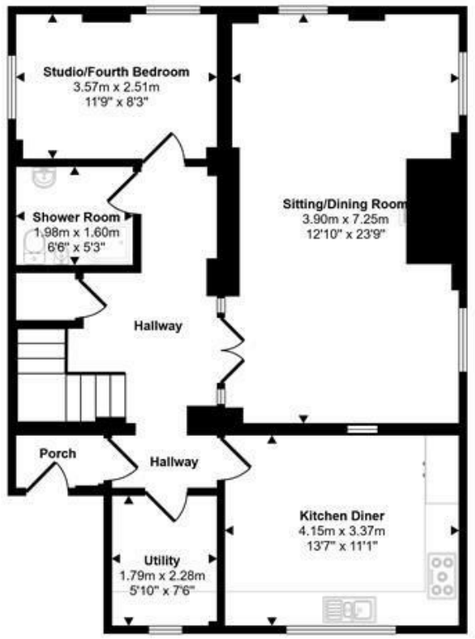
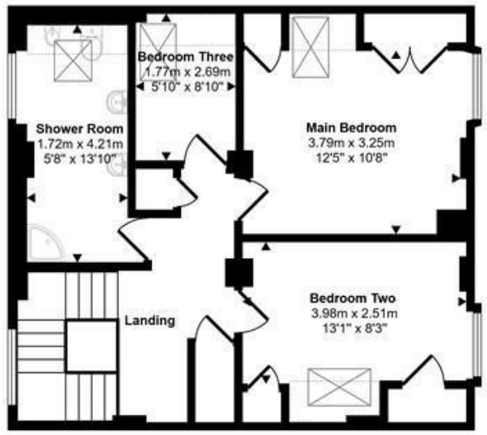
Approx Gross Internal Area
137 sq m / 1471 sq ft



Ground Floor
Approx 80 sq m / 856 sq ft



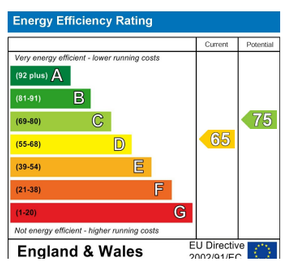
First Floor
Approx 57 sq m / 615 sq ft

Denotes head height below 1.5m

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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Lower Street
Okeford Fitzpaine

Guide Price
£450,000

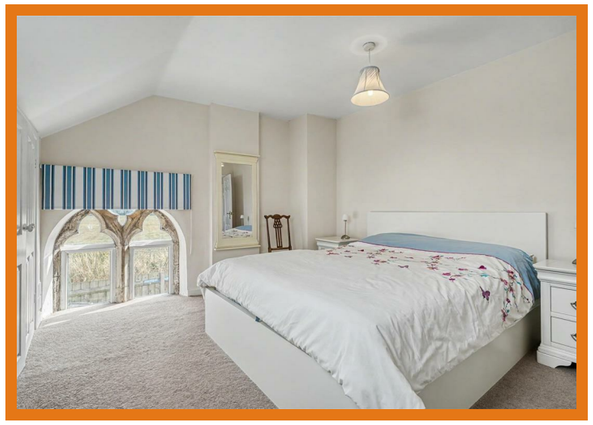
A truly unique and characterful three bedroom property, dating back to 1830 and originally a chapel, situated in the popular North Dorset village of Okeford Fitzpaine. Full of charm and original features, this is a quirky and individual home that must be seen in person to be fully appreciated. Offered for sale with the benefit of no onward chain.

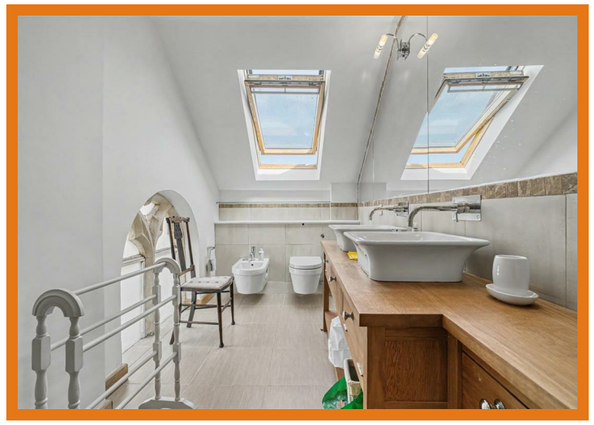
Completely renovated in 2015, the property retains a wealth of character throughout, including exposed ceiling beams, beautiful original chapel arched windows and a wealth of period detail at every turn. The ground floor offers a porch, a generous sitting room with a brick fireplace and woodburner, a further reception room which could equally serve as a studio or a further bedroom, a kitchen diner, a utility room and a ground floor shower room. On the first floor there are three bedrooms, the principal and bedroom two both being doubles with fitted wardrobe space and lovely arched windows, together with a shower room. The property is also offered with all furniture available within the sale, making it an ideal second home or holiday let opportunity.

Outside, the garden enjoys a westerly aspect and is enclosed and private, with a lawn, trees and hedging creating a good degree of seclusion. Driveway parking for two cars is available and wholly owned solar panels complete the plot.













The Property

Inside
Ground Floor

A porch leads into the hallway, with doors giving access to the ground floor rooms. The sitting/dining room is a particularly generous and impressive space, featuring exposed ceiling beams and a brick fireplace housing a woodburner as a focal point, with room for a dining table alongside. A useful kitchen hatch connects the kitchen to the dining area. A further well-proportioned reception room provides a highly versatile space, with the potential to serve as a studio or ground floor bedroom, if desired. The adjoining ground floor shower room adds further flexibility to the layout. The kitchen is modern in style, fitted with a range of shaker floor and eye-level cupboards with laminate worksurfaces and a tiled floor, a built-in eye level oven and hob and a window overlooking the garden. A useful utility room completes the accommodation on this level.

First Floor

The landing gives access to all three bedrooms and the shower room. The principal bedroom and bedroom two are both well proportioned doubles, each benefitting from fitted wardrobe space, the wonderful original arched chapel windows and Velux windows flooding the rooms with natural light. Bedroom three is a further well proportioned room. The shower room serves all three bedrooms.

Outside
Garden

Enjoying a westerly aspect, the garden is enclosed and benefits from a high degree of privacy, screened from the road by mature trees and hedging and creating a wonderfully peaceful and secluded outdoor space. Laid mainly to lawn, it is a lovely space to sit and enjoy the surroundings, with plenty of scope for a purchaser to further develop and put their own stamp on it.

Parking

Driveway parking for two cars is available.

Useful Information

Energy Efficiency Rating D
Council Tax Band A
Gas Fired Central Heating
Original Chapel Windows
Wholly Owned Solar Panels
Mains Drainage
Freehold
No Onward Chain

Location and Directions

Okeford Fitzpaine is a well-regarded North Dorset village set beneath the rolling countryside of the Blackmore Vale. The village offers a strong sense of community and benefits from a village shop, public house and primary school. Surrounded by beautiful countryside, the area is ideal for walking and outdoor pursuits, while the nearby towns of Sturminster Newton and Blandford Forum provide a wider range of amenities.

Postcode DT11 0RW

What3words ///scanty.finger.subject

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.