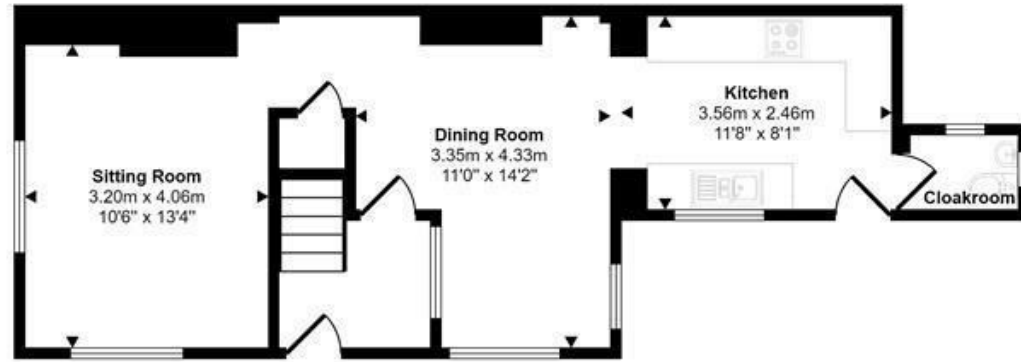
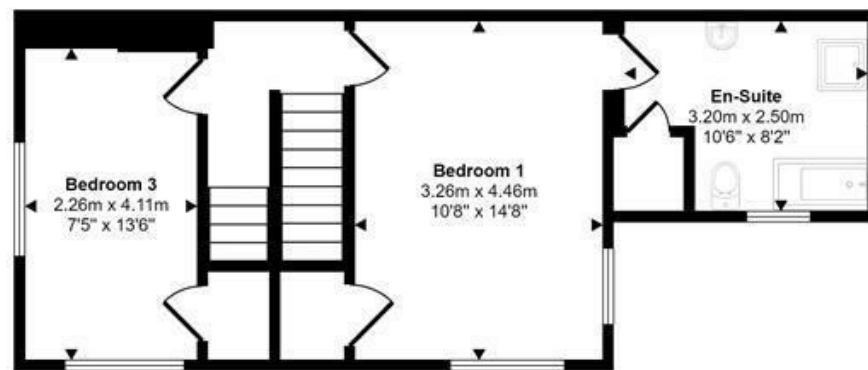


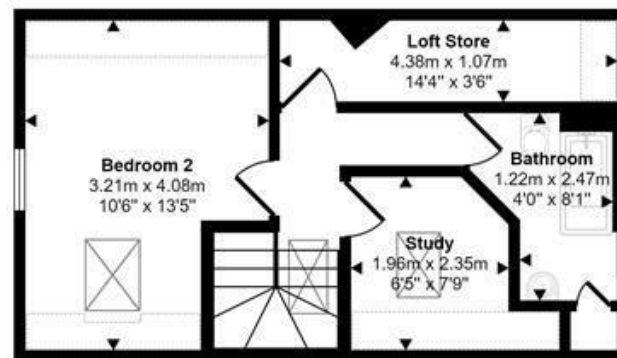
Approx Gross Internal Area
120 sq m / 1291 sq ft



Ground Floor
Approx 45 sq m / 482 sq ft



First Floor
Approx 43 sq m / 459 sq ft



Second Floor
Approx 32 sq m / 350 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.



Fifehead
Fifehead Magdalen

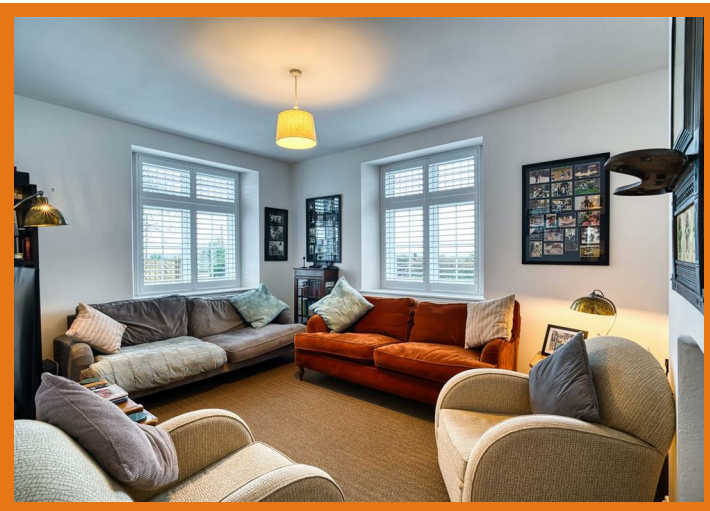
Guide Price
£465,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		73	
(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	



Accommodation

Inside

The accommodation is arranged over three floors and retains character features while offering comfortable, practical living.

On the ground floor, there are two reception rooms comprising a welcoming sitting room and a separate dining room. The dining room connects openly through to the kitchen, creating an easy flow for both everyday living and entertaining.

The kitchen is fitted in a stylish contemporary shaker design with wooden work surfaces and tiled flooring. It is bright and functional, with a newly installed built-in dishwasher and a layout that works well alongside the dining space. Off the kitchen is a useful ground floor cloakroom/WC, adding further convenience.

On the first floor are two well-proportioned double bedrooms, including the principal bedroom which benefits from an en-suite shower room. The main bedroom also features bespoke fitted curtains, while custom built plantation shutters have been installed throughout the ground floor, as well as custom built blinds through the first and second floor of the property,

enhancing both privacy and character.

The second floor provides a further double bedroom, along with a study, a family bathroom and useful loft storage, making the home flexible for growing families or those requiring additional workspace.

During the current ownership, thoughtful improvements have been made internally, including the installation of custom built plantation shutters and the addition of the built-in dishwasher

Outside

To the front, the substantial southerly-facing garden is mainly laid to lawn and enjoys exceptional views across the surrounding Blackmore Vale countryside. The garden has been recently enclosed with attractive trellis-designed fencing, with each post set in 4ft concrete and metal supports for decades long durability. A further gate provides access directly into the garden space.

The generous proportions of the garden provide excellent scope for outdoor dining, gardening or simply enjoying the peaceful rural outlook.

There is also a useful outbuilding

incorporating a gardener's WC and a workshop/potting shed, both benefitting from power and lighting, offering practical additional space.

Useful Information

Heating: Air Source Heat Pump
 Drainage: Shared Septic Tank (shared with adjoining property)
 Windows: uPVC Double Glazing
 EPC Rating: Band C
 Council Tax Band: Band C
 Tenure: Freehold

Location and Directions

Fifehead Magdalen is a small and pretty rural village nestled within the beautiful Blackmore Vale, an area renowned for its rolling farmland, open countryside and peaceful lifestyle.

The village enjoys a tranquil setting while remaining within reach of nearby towns offering everyday amenities, schooling and services. The surrounding area provides superb walking routes, bridleways and scenic countryside views, making it ideal for those seeking a quieter way of life in a classic Dorset landscape.

What3Words - ///pointed.moats.foreheads
 Postcode - SP8 5RR

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.