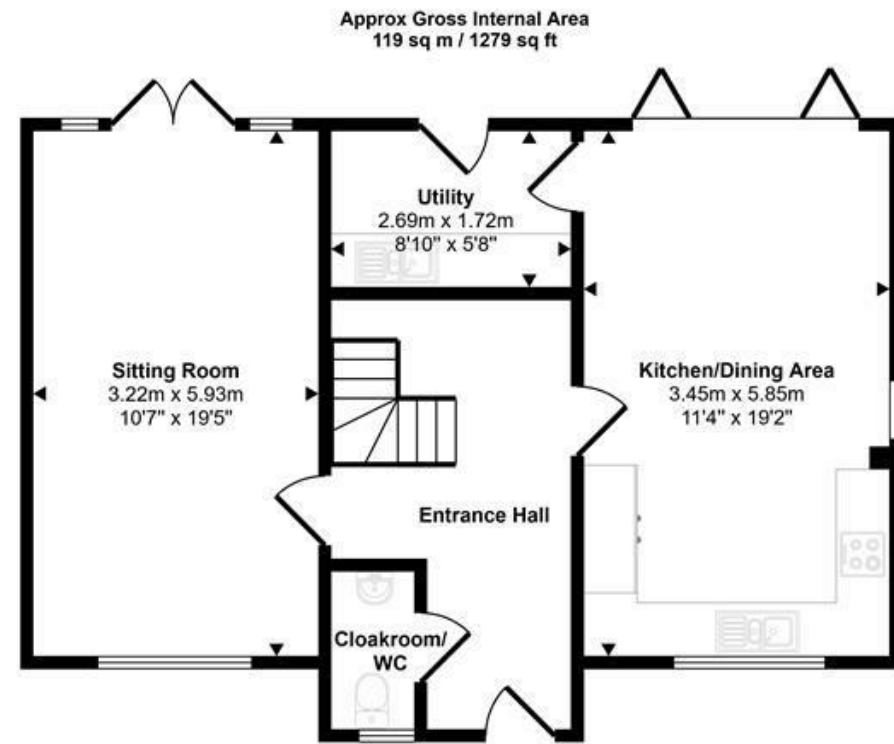
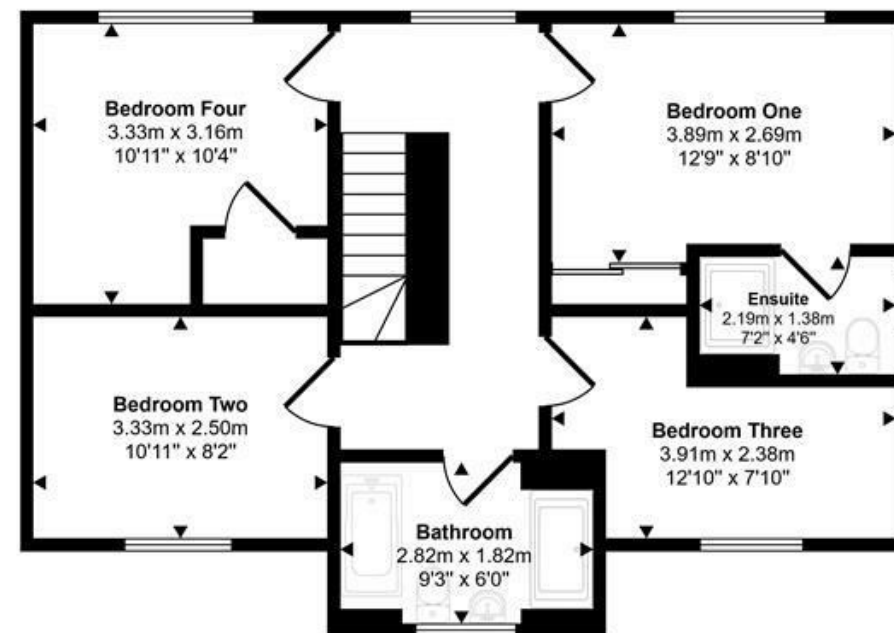




Ground Floor  
Approx 59 sq m / 636 sq ft



First Floor  
Approx 60 sq m / 643 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.

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

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

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |



Shillingstone Lane  
Okeford Fitzpaine

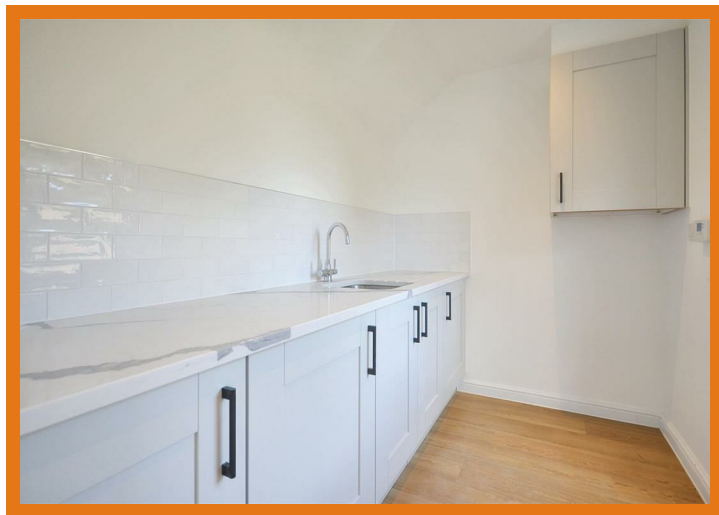
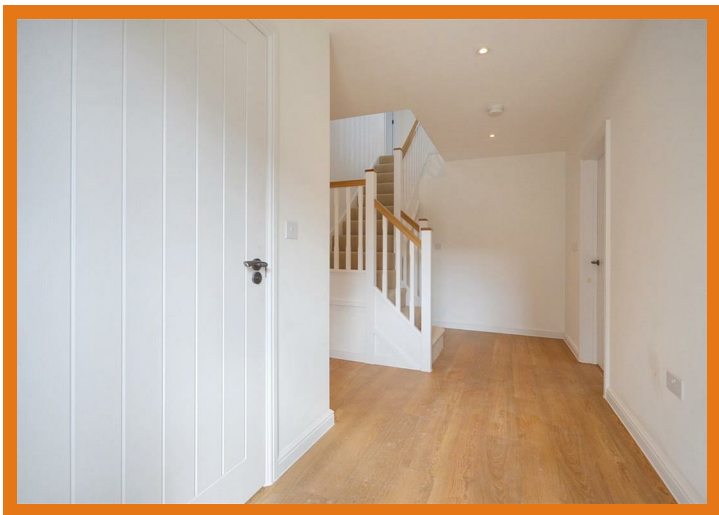
Asking Price  
£525,000

In the picturesque village of Okeford Fitzpaine, this stunning four-bedroom detached house on Shillingstone Lane is a remarkable opportunity for those seeking a new home in the heart of the countryside.

The ground floor features an open-plan kitchen and dining area with Bi-folding doors opening onto a generous rear garden laid with grass and a patio, ideal for entertaining or relaxing outdoors. The kitchen is fitted with premium Bosch appliances and elegant stonework tops, complemented by a separate utility room with garden access, a fitted sink, and space for a washing machine and tumble dryer. Underfloor heating throughout the home ensures year-round comfort, while integrated EV charging adds convenience for modern lifestyles.

Bedroom One benefits from an ensuite shower room, while the family bathroom and additional bedrooms provide comfortable living for all. Additional practical features include a garage with driveway parking and side access, making everyday life easy and convenient.

Set in the picturesque village of Okeford Fitzpaine, the home offers a tranquil countryside lifestyle while remaining within easy reach of local amenities, the post office, village pub, and the market town of Blandford Forum. Ready to move in, this property is perfect for families or those seeking a peaceful rural retreat.



## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens up into a large entrance hall, with wood flooring and white wooden doors which lead to the WC, sitting room and open plan kitchen. The WC houses a wall mounted toilet with dual flush and mounted hand basin with mixer tap. Under stair storage provides ample room for added practicality. The spacious living room boasts dual-aspect windows and Bi-folding doors opening onto the patio and garden area, flooding the space with natural light.

The kitchen is fitted with integrated Bosch appliances and stonework countertops and white tiled splash backs with under cupboard lighting. A stainless steel one and a half sink with a swan neck mixer tap and draining board. The dining area features aluminum Bi-folding doors which open onto the garden. The Bi-folding doors flood the dining area with natural light, creating a bright and airy living space. A separate utility room includes a fitted sink with swan neck and mixer tap, space for a washing machine and tumble dryer, and a

rear door with direct access to the rear garden.

#### First Floor

Stairs rise to a galleried landing, doors lead to all bedrooms and family bathroom. Bedroom One is generously sized double and enjoys garden views, built-in designer wardrobes, and an en-suite bathroom. There are two additional double bedrooms and a versatile fourth bedroom, ideal as a guest room, nursery, or home office. The family bathroom is thoughtfully designed with a bath, shower cubicle, wall mounted WC and hand basin.

#### Outside

##### Garden

The property benefits from a spacious, well-planned garden laid with grass, offering plenty of room for outdoor living and play. Convenient access from the bi folding doors in the dining area, utility rear door and a side door attached to the garage. There is a generous patio area for entertaining, and a side gate providing easy access to the driveway and side of the house.

#### Garage and Parking

Located to the side of the property is a single garage with a side door providing

access to the garden. The driveway offers parking for up to three cars, with one in the garage and two parked in tandem on the drive.

#### Useful Information

Energy Efficiency Rating - B  
Council Tax Band - tba  
Maintenance Charge - £287.20 Per Annum  
uPVC Double Glazing  
Gas Fired Central Heating  
Mains Drainage  
Freehold

#### Location and Directions

Alford Brook sits on the edge of Okeford Fitzpaine, a charming Dorset village set amid beautiful rolling countryside. The village offers a welcoming community with a traditional pub, a local church, and a combined post office and village shop for day-to-day essentials. Enjoying a peaceful rural setting, the development is also just a short drive from the bustling market towns of Blandford Forum and Sturminster Newton, providing the ideal blend of countryside tranquillity and convenient access to a wide range of amenities.

Postcode - DT11 0RB  
What3Words - ///parading.buying.moves

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.