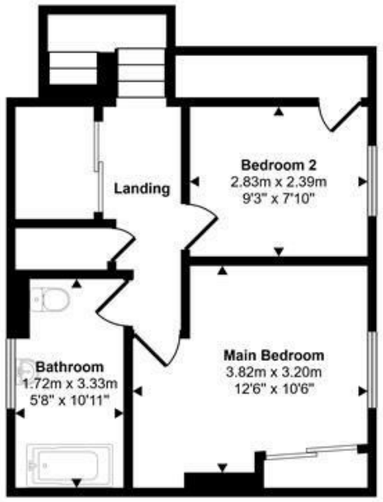
Approx Gross Internal Area
92 sq m / 995 sq ft

Ground Floor
Approx 53 sq m / 570 sq ft



First Floor
Approx 40 sq m / 425 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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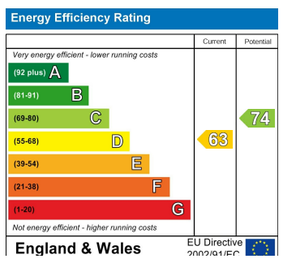

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selling and letting properties

Higher Street
Blandford Forum

Guide Price
£300,000

A charming and characterful Grade II listed semi-detached thatched cottage, set within the heart of the highly regarded village of Okeford Fitzpaine. This delightful home showcases a wealth of period features throughout, including exposed beams, traditional styling and an impressive inglenook fireplace, all of which combine to create a warm and inviting atmosphere typical of a quintessential Dorset cottage.

The property offers well-balanced and practical accommodation arranged over two floors, with two generous double bedrooms and flexible reception space suited to a variety of buyers. While well maintained, the cottage also presents an exciting opportunity for an incoming purchaser to further enhance and personalise the property, blending modern touches with its inherent charm.

A particular feature of the home is its generous outdoor space, with a large and mature rear garden enjoying a south-westerly aspect. This provides excellent potential for landscaping, gardening or simply enjoying a peaceful and private setting. The inclusion of a garage and additional parking further adds to the practicality of the property, which is often a rarity for homes of this nature.

Positioned within a thriving village community and surrounded by attractive countryside, the property offers an appealing lifestyle opportunity, combining rural charm with everyday convenience. The property is offered for sale with no onward chain.

Accommodation
The accommodation is arranged over two floors and retains a wealth of character throughout. The ground floor is entered via a porch into a central hallway, leading through to the principal reception spaces.

The main sitting room/dining room is a particularly attractive space, centred around a striking inglenook fireplace which provides a real focal point and enhances the cottage's charm. This room offers ample space for both relaxing and dining, with a cosy yet open feel. A second reception room provides additional flexibility and could be used as a snug, study or further sitting room depending on requirements.

The kitchen is fitted in a traditional shaker style with wood-effect laminate worktops and includes an oven. There is space for further appliances, and the room enjoys a pleasant outlook with access towards the garden. A useful outside W.C is also located next to the kitchen providing potential to incorporate it into the main house.

Upstairs, the wide landing leads to two good sized double bedrooms, both enjoying character features and natural light. The landing also included plenty of built in storage space. The accommodation is completed by a family bathroom fitted with bath, wash hand basin and WC.

Outside
The property benefits from a large, mature rear garden, predominantly laid to lawn and enjoying a south-westerly orientation, making it a particularly sunny and enjoyable outdoor space. The garden offers a high degree of privacy and presents a fantastic blank canvas for landscaping, growing vegetables or adding further outbuildings if desired.

There is a single garage and additional parking available to the side of the cottage, along with on-road parking nearby.

Important Information
Gas central heating
Mains drainage
Timber windows
Grade 2 Listed
EPC rating: D
Council Tax Band: D
Tenure: Freehold
No Onward Chain

Location and Directions
Okeford Fitzpaine is a well regarded and picturesque Dorset village, offering a strong sense of community along with local amenities including a village shop, public house, school and church. Surrounded by attractive countryside, the village provides excellent access to walking routes and outdoor pursuits, while nearby towns such as Sturminster Newton and Blandford Forum offer a wider range of facilities.
Postcode- DT11 0RQ
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