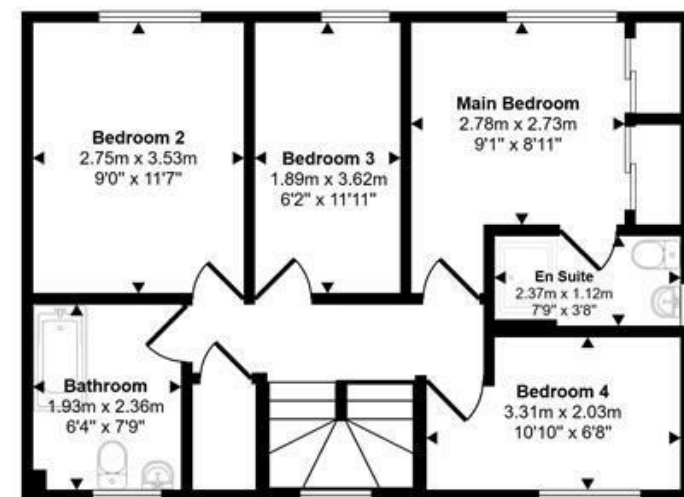


Ground Floor
Approx 64 sq m / 687 sq ft



First Floor
Approx 51 sq m / 551 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	74	80
(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	



Nether Mead Okeford Fitzpaine

Guide Price
£435,000

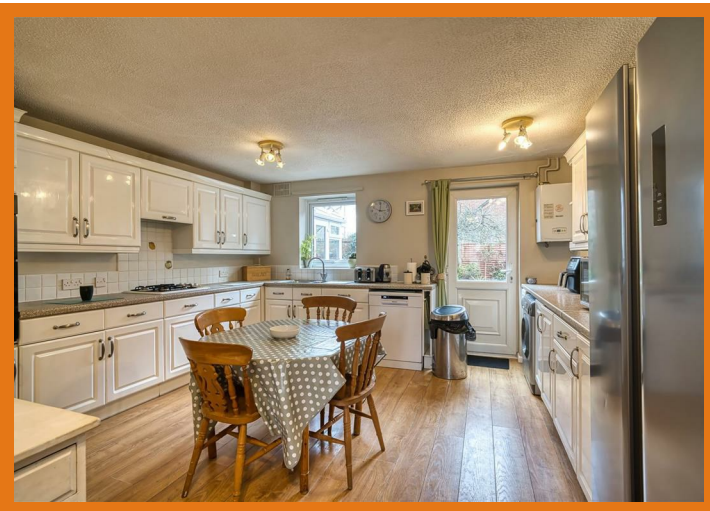
A well presented and much loved detached home offering four bedrooms, situated in a sought after cul-de-sac within the popular village of Okeford Fitzpaine. The property has been in the same ownership for the past ten years and has been carefully maintained and improved during this time, resulting in a comfortable and inviting home that will suit a wide range of buyers, from families to those seeking a well-balanced village lifestyle.

The property offers well proportioned and flexible accommodation arranged over two floors, ideally suited to modern day living. The ground floor provides a good balance of reception space, including a generously sized sitting room and a kitchen/dining room that forms the heart of the home, ideal for both everyday use and entertaining. The addition of a conservatory further enhances the living space, creating a light filled area with a pleasant outlook over the garden and a natural connection between inside and out.

On the first floor there are four bedrooms, all of a comfortable size, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom, making the layout practical and well suited to a variety of needs.

Outside, the property enjoys a private and enclosed rear garden, designed for ease of maintenance and offering space for outdoor seating and relaxation. To the front there is a lawned garden, together with driveway parking and access to the garage.

The location is particularly appealing, being set within a quiet cul-de-sac and within easy reach of the village amenities, including a shop, public house and play areas, as well as surrounding countryside, making it an excellent setting for those looking to enjoy village life with everyday convenience.



Accommodation

Inside

Ground Floor

The property is entered via a welcoming hallway, providing access to the principal ground floor rooms along with a useful downstairs W.C. and staircase rising to the first floor. The layout has been thoughtfully arranged to offer both open and separate living spaces, ideal for modern family life. The sitting room is a particularly generous and inviting space, benefiting from excellent natural light and ample room for a range of furniture arrangements. This room provides a comfortable setting for everyday relaxation as well as entertaining, with a pleasant outlook to the front.

To the rear of the property lies the kitchen/dining room, forming the sociable heart of the home. The kitchen is fitted with modern shaker-style units complemented by stone-effect laminate worktops, offering plentiful preparation space. There is an eye-level oven, inset hob and space for a dishwasher, washing machine and fridge/freezer. The dining area comfortably accommodates a family-sized table and enjoys a bright aspect.

The conservatory provides additional versatile reception space, ideal as a garden room, playroom or informal sitting

area, with direct access onto the rear garden and a seamless connection between inside and out.

First Floor

On the first floor, a central landing leads to four bedrooms and the family bathroom. The principal bedroom is well-proportioned and benefits from its own en-suite shower room. The remaining three bedrooms offer flexibility for children, guests or home working, each enjoying a pleasant outlook. The family bathroom serves these rooms and is fitted with a bath and complementary sanitary ware.

Outside

Gardens

The rear garden enjoys a south/easterly orientation and has been designed with ease of maintenance in mind, featuring gravelled areas and a decked seating space directly accessible from the kitchen and conservatory, ideal for outdoor dining. The garden enjoys a good degree of privacy and is fully enclosed by brick walling and new timber fencing, with a shed and sunny seating areas providing ideal spots to relax. To the front, the garden is laid to lawn.

Parking and Garage

To the front of the property there is a driveway providing off-road parking for up to three vehicles, which in turn leads to the garage, offering additional parking or useful storage space.

Useful Information

- Energy Efficiency Rating C
- Mains Drainage
- Upvc Double Glazing
- Council Tax Band D
- Gas Fired Central Heating
- Freehold

Location and Directions

Okeford Fitzpaine is a popular Dorset village set beneath Okeford Hill, offering a strong sense of community and a range of everyday amenities including a shop, public house and village hall. Surrounded by countryside, there are plenty of opportunities for walking and outdoor pursuits. The nearby town of Sturminster Newton, approximately four miles away, provides a wider range of facilities, while Blandford Forum, Shaftesbury and Gillingham offer further amenities and a mainline railway station with direct links to London Waterloo.

Postcode DT10 0TP

What3words
 ///demanding.bandstand.strutted

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