



Symonds
& Sampson

Okeford Cottage

52 The Cross, Okeford Fitzpaine, Blandford Forum, Dorset

Okeford Cottage

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Okeford Fitzpaine
Blandford Forum
Dorset DT11 0RF

A beautifully presented Grade II listed cottage, fully restored and sympathetically modernised with a sheltered south-facing garden in the heart of the village.



- Beautifully presented charming character cottage
 - Grade II listed with origins from 1680
 - Superb contemporary interior
- Sitting room with log burner, separate dining room
 - 3 double bedrooms, 2 bathrooms (1 ensuite)
 - Lovely south facing garden
- Wonderful countryside on the doorstep
- Near the middle of sought after village
 - Church, pub, village shop and hall

Guide Price **£550,000**

Freehold

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THE DWELLING

Okeford Cottage is a charming Grade II listed character cottage with origins believed to date back to 1680 and is constructed of brick, cob and timber elevations under a thatched roof. The current owners have sympathetically updated the cottage so that internally it offers stylishly finished clean and contemporary accommodation yet retains tremendous character.

The sitting room has a log burner, exposed beams, wooden floor and part wood-panelled walls with double doors leading to the dining room which has windows across the back wall looking out to the garden. Beyond is the utility room with doors to the garden and kitchen. The dual aspect kitchen/breakfast room is light and bright and fitted with a modern range of wall mounted and floor standing units, central island and oak worksurfaces. There are two electric ovens, electric hob, integrated dishwasher and fridge with a separate freezer and wine fridge. A former log store adjoining the sitting room has been converted to an excellent study / snug.

On the first floor the master bedroom is open to full height with exposed beams, a range of fitted wardrobes and a Victorian fireplace. The ensuite is a real feature of the property having a Travertine tiled floor, large walk in rain shower, exposed beams and an inset basin. In addition there is a 3-4 person sauna. There are two further double bedrooms and a beautifully finished family bathroom.

ACCOMMODATION

See floor plan:

Ground floor - Sitting room, dining room, kitchen/breakfast room, study/snug, utility room.

First floor - 3 double bedrooms, 2 bath / shower rooms (1 e/s).

OUTSIDE

To the side of the house there is pedestrian access to the garden.

The walled garden to the rear of the property is south facing and a delight with a well maintained lawn, flower and shrub borders and a raised pond. A step leads up to a super covered deck / barbecue area which is perfect for al fresco dining and at the other end of the garden is a timber garden office / craft room with power and light. A wrought iron gate gives access to a substantial garden shed and there is a timber log store.

The cottage does not have allocated parking however the vendors have no problems with on street village parking close by and there are occasional garages in the village to rent.

SITUATION

Okeford Fitzpaine is a delightful village in the Dorset Downs which are in the heart of North Dorset. The village is very picturesque and street scenes often appear in magazines and calendars as does the surrounding countryside which offers some of the finest views of the county, particularly from Okeford Hill. There are many bridleways and footpaths and consequently some of the best walking and riding countryside is right on the door steps along the Wessex Ridgeway. There is a real village community that is well served by the parish Church, popular pub and village shop. The market towns of Sturminster Newton and Blandford are both about 5 miles away and cater for everyday needs. There is a mainline station at Gillingham and the shopping centres of Poole and Dorchester are each about 20 miles away.

DIRECTIONS

What3words:///budgeted.stuck.spacing

SERVICES

Mains water, electricity, gas, and drainage are connected to the property. Mains gas fired central heating system.

MATERIAL INFORMATION

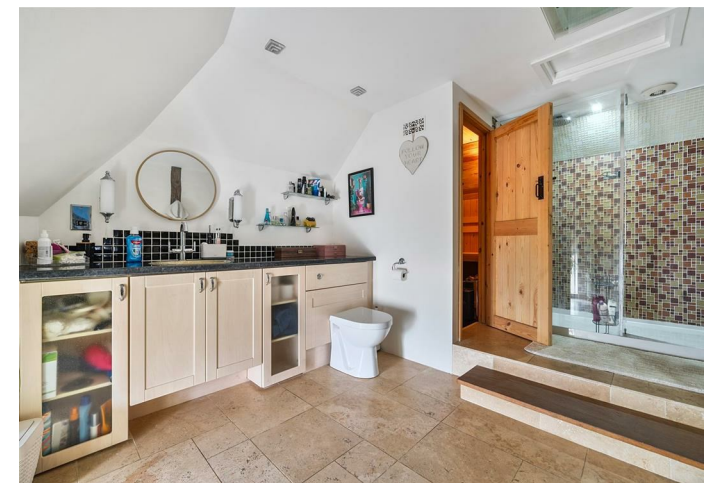
Standard, superfast & ultrafast broadband is available.

Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by O2 & Vodafone Network)

(Information from Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: D

EPC: Exempt



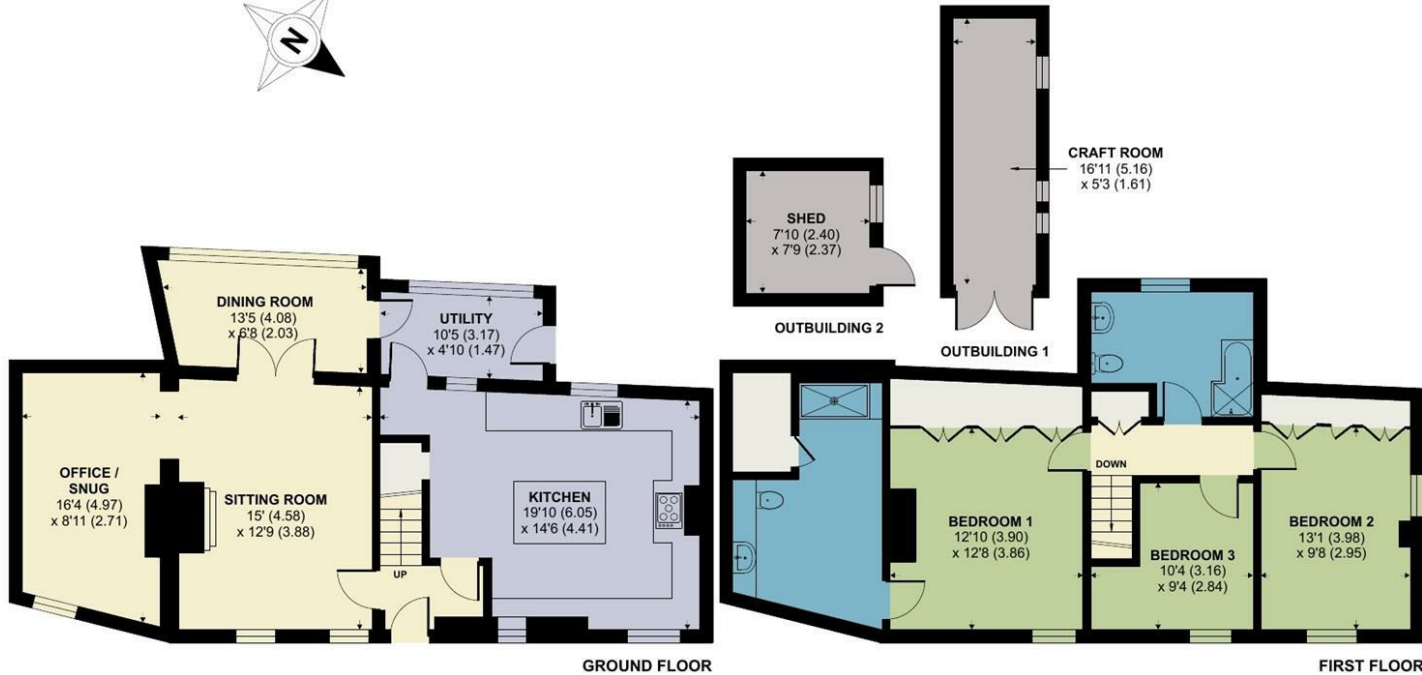
Okeford Fitzpaine, Blandford Forum

Approximate Area = 1541 sq ft / 143.2 sq m

Outbuildings = 150 sq ft / 13.9 sq m

Total = 1691 sq ft / 157.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1312745



STU/GWB/0626



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