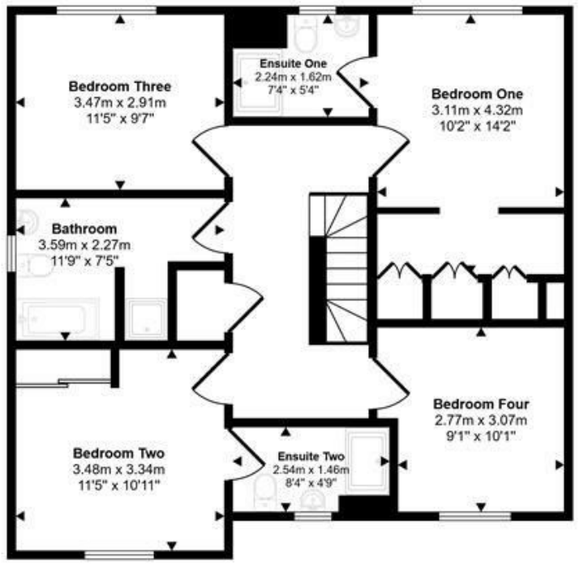
Approx Gross Internal Area
154 sq m / 1660 sq ft



Ground Floor
Approx 77 sq m / 828 sq ft

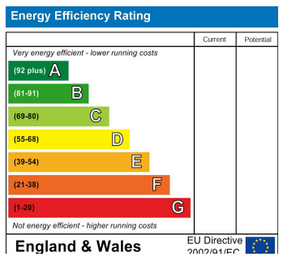


First Floor
Approx 77 sq m / 831 sq ft

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



Morton • New

selling and letting properties



Shillingstone Lane
Blandford Forum

Asking Price
£600,000

Set within the charming village of Okeford Fitzpaine, The Connaught offers a rare opportunity to purchase a brand-new detached home designed with modern family living in mind.

This impressive four-bedroom, three-bathroom home combines space, comfort, and contemporary style. The thoughtfully designed interior includes an open-plan kitchen and breakfast area with sliding bi-folding doors opening onto the garden, perfect for entertaining or relaxing. A separate utility room adds everyday practicality, while generous living areas and beautiful countryside surroundings create a true sense of space and tranquility. Each home features underfloor heating, designer motion sensor lighting, and pre-wired EV charging.

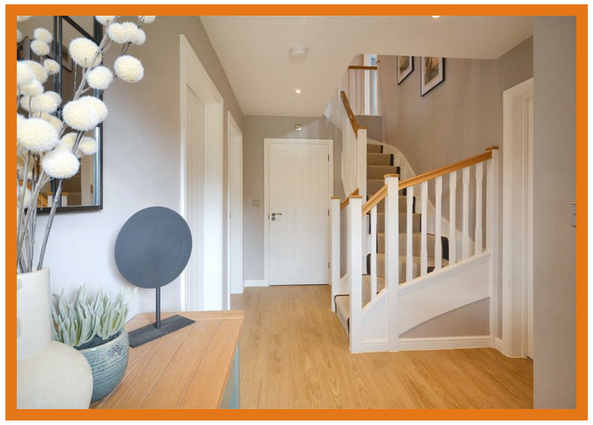
Ideally positioned on the edge of the village, residents can enjoy a peaceful rural setting within walking distance of local amenities including a post office/convenience store, church, and traditional public house. The nearby towns of Blandford and Sturminster Newton are just six miles away, with Sherborne approximately fifteen miles away.

Each home benefits from double glazing, gas central heating, fibre broadband connection, and a ten-year builders warranty. Buyers also have the option to personalise finishes and fittings to suit their own taste.

The inside accommodation consists of a welcoming, good sized entrance hall with doors leading of to a dual aspect sitting room, formal dining room that offers flexible usage, cloakroom and to a large contemporary open plan living space with a bay window to the side and folding doors to the rear garden. There is also a utility. Upstairs, there's the family bathroom and four double bedrooms, two with en-suites plus the main with a dressing area. Outside, you will find a well proportioned rear garden, a single garage and parking.

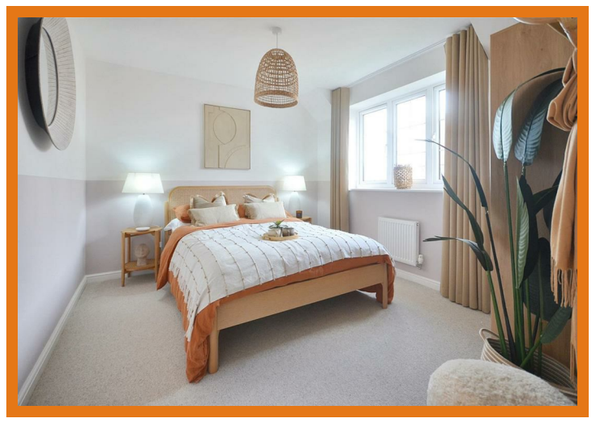












The Property

Accommodation

Inside

Ground Floor

The front door opens up into the entrance hall, a cloak cupboard to the right provides space for coats and boots. Laid with wood flooring, the entrance hall has doors that lead to all rooms on the ground floor. A door to the left, opens into the dining room at the front of the house, offering a large separate dining experience with space for a large dining table, chairs and furniture. A WC at the end of the hall, is fitted with a modern, wall-mounted toilet with dual-flush and vanity unit with integrated basin provides practical storage. The sitting room is generously proportioned, with a large front-facing window that fills the space with natural light. A log burner adds warmth and character, creating a welcoming family setting - perfect for cosy evenings at home.

The large open-plan kitchen and dining area is fitted with a range of shaker-style units with under cupboard lighting and complementary stone work surfaces. The kitchen has a one and a half stainless steel sink with a swan neck mixer tap, integrated appliances, a breakfast bar, and a separate utility room providing additional storage and workspace. The dining area offers ample space for a family table and seating area, with aluminum bi-fold doors opening onto the rear garden and allowing plenty of natural light. The room benefits from wood-effect flooring and recessed ceiling lighting throughout.

First Floor

Stairs rise to the galleried landing, where doors lead off to all four double bedrooms and bathroom. Bedroom One features a walk in wardrobe with built in storage space, with hanging rails and drawers. An en-suite, with shower cubicle, wall mounted toilet and hand basin compliments this room. The bathroom is fitted with a shower cubicle, separate bath tub with mixer taps with a wood panel design, wall mounted WC with dual flush and mounted hand basin. The room is laid with a neutral tile as well as some tiling and wood paneling on the walls.

Outside

Garden

The property benefits from a spacious, well-planned garden laid with grass, offering plenty of room for outdoor living and play. It features convenient door access from the garage, 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 - ///finalists.rooks.pity

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.