



Symonds
& Sampson

Rosehill Farmhouse

Higher Street, Okeford Fitzpaine, Blandford Forum, Dorset

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Okeford Fitzpaine
Blandford Forum
Dorset DT11 0RQ

A fine Grade II listed 18c farmhouse with notable historic extensions set within south and west facing gardens to the rear, Coach House and further parking on the edge of this excellent village.



- Grade II listed historical farmhouse
 - 'Georgian' drawing room
- Coach house with stalls and garaging
- EXTENDED & Enchanting south & west gardens
- Period features including Plank & Muntin walls
- Indoor swimming pool measuring 9.30m x 4.60m
 - Edge of village location

Guide Price **£1,200,000**

Freehold

Sturminster Sales
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THE PROPERTY

The porch covers the front door and this leads to a large dining hall with inglenook fireplace inset with a wood burning stove and original Bluestone flagstones. From here it leads to the inner hallway which has fine 'Plank & Muntin' partition walls, with the two informal reception rooms to the left, the study and the sitting room. Further along is a wonderful drawing room with Georgian proportions, measuring some 11.39m x 5.36m. Flooded with south & west light, there are original 'Georgian' sash windows either side of the large French doors to the rose garden.

The kitchen also leads from the dining hall. This is a lovely bright room with an array of wall and floor units, an island with gas hob above and the Aga as a central feature. The kitchen gives vistas over the garden and also access to the patio area and loggia which is also accessed to the inner hallway. A sash window also gives glimpses of the indoor swimming pool.

The swimming pool is accessed from the side door of the house as well as the main house through the utility room. There is a separate WC and shower adjacent the pump room. The pool measures some 9.30m x 4.60m with the room being some 12.25m x 6.61m and further access to the garden and patio area is via French doors and good western light from the sash windows facing the garden.

OUTSIDE

The property, which extends to some 0.94 of an acre, is set back a little off the village road with a strip of garden and a flight of stone steps leading up to the front porch. The magnificent gardens lie at the rear and to one side of the property. On the southern side, French windows from the drawing room lead to a fully walled rose garden comprising a lawn surrounded by well-stocked borders and with a small naturally fed pond at its centre. At the top or west end of the garden, past the Granary, is a level lawned area. centred with a well, with views towards open countryside beyond. This additional lawn will have a hedge bordering the Stable Garden next door.





Wrought iron gates lead through to a gravelled parking area, set behind wooden gates to the village road, and the former Coach House constructed of brick, rendered and timber clad elevations under a slate roof providing garaging and with original stalls and a first floor hay loft. To the rear of the Coach House is another attached double garage with village road access. The back door of the main house opens onto the Loggia and paved patio area with alternative access to the kitchen. Steps lead up to the main garden, which consists of lawns, well-stocked borders, a small pond, mature trees and kitchen garden area.

Close by is the original timber and tiled Granary, raised up on staddle stones with a dovecote in the top section.

SITUATION

The property is situated on the southern edge of the village of Okeford Fitzpaine which has a number of local facilities including St Andrews parish church, village shop/Post Office and an active community/village hall.

There are a number of excellent schools in the area including Sturminster Newton School (secondary), Bryanston, Sherborne Schools, Port Regis, Hanford, Clayesmore and Knighton House together with others.

The town of Sturminster Newton is easily accessible and Blandford Forum provides extensive business and

shopping facilities. The county town of Dorchester is within easy driving distance.

Nearby access onto the A357 providing an east/west link joining the A350 and A354 for a north/south route.

There is a mainline rail service from Sherborne and Dorchester to London (Waterloo). A Bournemouth and Exeter Airports are both easily accessible offering connections within the UK, to Europe and other destinations.



SERVICES

Mains water, electricity, gas and drainage. Gas fired central heating (underfloor heating in kitchen, rear hall, master ensuite, utility and wc) and Aga.

DIRECTIONS

What3words:///volcano.allows.sweetened

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for more details.

Council Tax Band: G

Dorset Council Tel: 01305 221000

EPC: Exempt

Photographs taken May 2026

Agents Note: At the time of launching the vendor has gained planning permission to convert the stables to residential for their own use. This is well away from the house and has separate access. The gardens have already been separated. However, an additional level lawn at the top of the garden is now included in this sale. Speak to the agents / see Promap online.

Planning No: P/FUL/2024/07611

Higher Street, Okeford Fitzpaine, Blandford Forum

Approximate Area = 4900 sq ft / 455.2 sq m (excludes carport / outbuilding)

Limited Use Area(s) = 159 sq ft / 14.7 sq m

Garage = 369 sq ft / 34.2 sq m

Outbuilding = 528 sq ft / 49 sq m

Total = 5956 sq ft / 553.1 sq m

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1458134



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