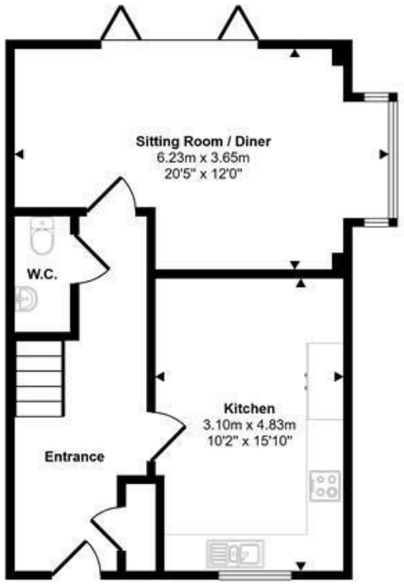
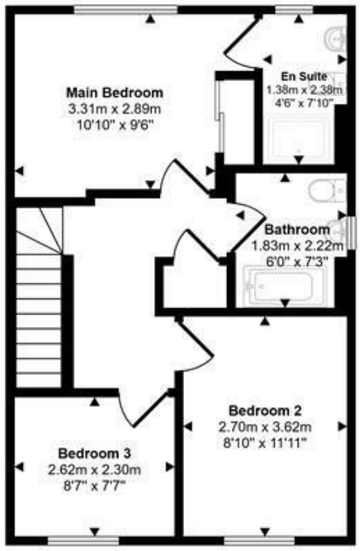
Approx Gross Internal Area
95 sq m / 1025 sq ft



Ground Floor
Approx 48 sq m / 520 sq ft



First Floor
Approx 47 sq m / 505 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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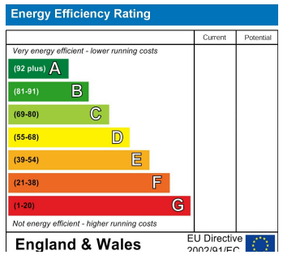

Morton • New

selling and letting properties

Shillingstone Lane
Okeford Fitzpaine

Asking Price
£300,000

A brand new three bedroom semi-detached home, situated on the edge of the charming Dorset village of Okeford Fitzpaine and surrounded by the beautiful Blackmore Vale countryside. Forming part of a small and select development, the property comes with a ten year building warranty and is within walking distance of the village post office, shop, church and public house, with the larger towns of Blandford and Sturminster Newton both within six miles and Sherborne approximately fifteen miles away.

The accommodation extends to approximately 1,030 square feet across two floors, with a generous sitting and dining room with concertina doors opening directly onto the rear garden, a well appointed kitchen and a WC on the ground floor. To the first floor, three bedrooms are found, with the principal bedroom benefiting from an en suite shower room and the remaining two bedrooms served by the family bathroom.

Outside, a private and enclosed south westerly facing rear garden is mainly laid to lawn with a patio area, with two allocated parking spaces to the front. The development also features a dedicated open space area with native planting and a pond, created with biodiversity in mind.

The Property

Inside
Ground Floor
An entrance hall with a useful storage cupboard leads through to the principal rooms and a WC. The sitting and dining room is a generous and well proportioned everyday living space, with concertina doors opening directly onto the rear garden. The kitchen is well appointed and fitted with integrated appliances, with plenty of storage and preparation space.

First Floor
Stairs rise to the landing where three well proportioned bedrooms are found. The principal bedroom benefits from an en suite shower room, with the remaining two bedrooms served by the family bathroom.

Outside
Garden
A private and enclosed south westerly facing rear garden, mainly laid to lawn with a patio seating area and concertina doors leading directly from the sitting room outside.

Parking
Two allocated parking spaces are found to the front of the property.

Useful Information

Energy Efficiency Rating Tbc
Council Tax Band Tbc
Mains Drainage
Gas Fired Central Heating
Underfloor Heating Downstairs
Upvc DOuble Glazing
Ten Year New Build Warranty
Freehold
No Onward Chain

Location and Directions

Okeford Fitzpaine is a well-regarded North Dorset village set beneath the rolling countryside of the Blackmore Vale. The village offers a strong sense of community and benefits from a village shop, public house and primary school. Surrounded by beautiful countryside, the area is ideal for walking and outdoor pursuits, while the nearby towns of Sturminster Newton and Blandford Forum provide a wider range of amenities.

Postcode DT11 0RB

What3words
///hatch.barstool.sundial

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.