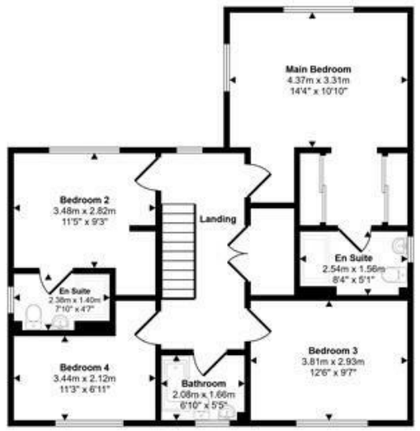
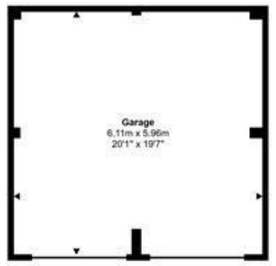
Approx Gross Internal Area
154 sq m / 2091 sq ft



Ground Floor
Approx 79 sq m / 850 sq ft



First Floor
Approx 79 sq m / 849 sq ft

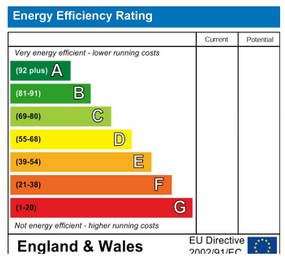


Garage
Approx 36 sq m / 392 sq ft

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



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Shillingstone Lane
Okeford Fitzpaine

Guide Price
£652,000

Discover the perfect blend of contemporary luxury and idyllic countryside living with this exceptional brand new four bedroom detached home, nestled in the highly desirable North Dorset village of Okeford Fitzpaine.

Surrounded by beautiful open countryside and enjoying gorgeous rural views, this stunning home offers a rare opportunity to embrace a peaceful village lifestyle without compromising on modern comfort. Finished to an impressive standard throughout and backed by a 10-year new-build warranty, it is ready for its first owners to move straight in and enjoy.

The spacious and thoughtfully designed home is ideal for both family life and entertaining. At the heart of the home is a superb kitchen/dining room featuring fully integrated appliances and French doors opening onto the garden, creating a seamless connection between indoor and outdoor living. A separate utility room adds practicality, while the generous sitting room provides the perfect place to relax. An additional reception room with an attractive bay window offers flexibility as a formal dining room, cosy snug or playroom, complemented by a dedicated study.

Upstairs, four beautifully proportioned bedrooms provide a comfortable and versatile space. The impressive bedroom 1 enjoys its own en-suite shower room and a stylish dressing area with built-in wardrobes, while a second bedroom also benefits from an en-suite. A contemporary family bathroom serves the remaining bedrooms.

Outside, the private rear garden offers a wonderful space to unwind, entertain or enjoy the tranquillity of the surrounding countryside. A substantial detached double garage and driveway parking for at least four vehicles complete the property.

Offered with no onward chain, this outstanding home presents a fantastic opportunity to enjoy modern village living in one of Dorset's most picturesque settings. Early viewing is highly recommended.













The Property

Inside
Ground Floor
The front door opens into a welcoming entrance hall with stairs rising to the first floor and doors leading off to the ground floor rooms. A door from the hall leads to the utility room, which has further storage and a door to the rear garden. The kitchen diner is a beautifully appointed room fitted with a range of shaker-style floor and eye-level cupboards with stunning quartz worksurfaces and a full range of integrated appliances. There is ample space for a dining table and double doors open directly to the rear garden. The main sitting room is a generous size, opening out to the rear garden, and has been designed to accommodate a woodburner should the incoming purchaser wish to install one. A further reception room with a bay window to the front is a versatile space equally suited as a snug or dining room. A downstairs WC and study complete the accommodation on this level.

First Floor
The landing gives access to all four bedrooms and the family bathroom. The principal bedroom is a generous double with a wardrobe corridor fitted with built-in storage leading through to a well appointed en-suite shower room, while bedroom two also benefits from its own en-suite shower room. Bedrooms three and four are both well proportioned double rooms served by the family bathroom.

Outside
Garden
The rear garden is enclosed and enjoys a good degree of privacy, mainly laid to lawn with a north westerly aspect. Pedestrian access leads through to the double garage.

Parking
A driveway to the front provides parking for at least four cars, leading to the detached double garage.

Useful Information

Energy Efficiency Rating
Council Tax Band
10 Year New Build Warranty
Mains Drainage
Upvc Double Glazing
Gas Fired Central Heating
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 ///snitch.portfolio.erupt

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.