



Shillingstone Lane  
Okeford Fitzpaine

Guide Price  
£685,000

A substantial and characterful detached cottage offering over 2,100 sq ft of versatile accommodation, perfectly suited to modern family living. The property combines generous proportions with attractive period-style features, creating a home that feels both welcoming and practical.

A standout feature is the impressive entrance hall with its exposed brickwork wall, immediately setting the tone for the property's blend of charm and space. The ground floor provides excellent reception accommodation, including a large sitting room centred around an inglenook fireplace with wood-burning stove, a striking focal point that enhances the room's warmth and character. French doors from both the sitting room and the dining room open onto the patio, creating a natural flow between indoor and outdoor spaces and making the house particularly well suited to entertaining.

The layout has been thoughtfully designed to provide flexibility, with four reception rooms offering space for family life, home working or hobbies. Upstairs, five bedrooms provide generous and adaptable accommodation, including a main bedroom with en suite facilities.

Externally, the property benefits from a deceptively large, lawned garden with patio seating area, a double garage and a tarmac driveway providing ample parking. With its appealing outlook, spacious interior and practical arrangement, this property represents an excellent opportunity for buyers seeking a well-balanced village home with room to grow.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive	



#### Accommodation

Inside  
The property is entered via a generous entrance hall, where the exposed brick feature wall creates an immediate sense of character and space. From here, doors lead to the principal reception rooms, all thoughtfully arranged to offer flexibility for modern family life.

The sitting room is a particularly impressive space, centred around an inglenook fireplace with wood-burning stove, providing a warm and inviting focal point. French doors open directly onto the patio, allowing natural light to fill the room and creating an easy connection to the garden. The separate dining room also benefits from French doors, making it ideal for both everyday meals and larger gatherings. In addition, there is a study, offering a quiet area for home working or hobbies.

The open plan kitchen/dining room is fitted in a modern style with tiled splashbacks, ample cupboard storage and generous work surfaces. There is space for a fridge/freezer. A separate

utility room provides additional storage and space with plumbing for a washing machine. A downstairs WC completes the ground floor accommodation.

Upstairs, there are five bedrooms arranged around a central landing. The main bedroom benefits from its own en suite shower room, with wardrobe space conveniently positioned just outside the bedroom. The remaining bedrooms are served by a family bathroom, offering flexibility for larger families or visiting guests.

#### Outside

The property is approached via a tarmac driveway providing ample off-road parking and leading to a double garage. The garage offers excellent storage or workshop potential.

The garden is laid mainly to lawn with a patio area ideal for outdoor dining and relaxation. A pathway leads to the front door, which is sheltered by a canopy, creating an attractive and practical entrance. The garden also includes a shed for additional storage. Overall, the outside space offers a pleasant balance

of lawn and seating areas, suitable for both family use and entertaining.

#### Useful Information

Energy Efficiency Rating B  
Mains Gas - Combi Boiler  
Mains Drainage  
Council Tax Band F  
Fully Owned Solar Panels  
Freehold

#### Location and Directions

Okeford Fitzpaine is a thriving and friendly Dorset village nestled beneath Okeford Hill. The village offers a strong sense of community along with a range of amenities including a popular village pub, shop, village hall, sports club and historic church. Surrounded by beautiful countryside, the area provides excellent opportunities for walking, cycling and outdoor pursuits.

Nearby towns such as Sturminster Newton, Blandford Forum and Shaftesbury offer a wider range of shops, schooling and leisure facilities, while mainline rail services can be found at Gillingham.

Postcode DT11 0RB

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