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THE COMMON

OKEFORD FITZPAINE, BLANDFORD, DT11 0RT

FINE & COUNTRY
Homes from Edwards



OFFERS IN EXCESS OF £700,000

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- LOUNGE WITH ADJOINING CONSERVATORY
- DINING ROOM
- KITCHEN/BREAKFAST AND SEPARATE UTILITY
- BATHROOM AND ENSUITE SHOWER ROOM
- DOUBLE DETACHED GARAGE WITH STUDIO ABOVE
- WELL PROPORTIONED PLOT

This well proportioned family home occupies a generous plot in a secluded spot close to the pretty village of Okeford Fitzpaine, with superb far reaching countryside views over Hambledon Hill. Set on an elevated plot with gated access to the garden and a double detached garage set to the side of the house with off road parking to the front.

Off the entrance hallway there is a cloakroom and stairs rising to the first floor.

On the ground floor, a good size sitting room with exposed brick open fireplace, overlooks the garden and stunning views beyond from the adjoining conservatory which has a tiled floor.



The triple aspect kitchen/breakfast room is fitted with a generous range of wooden fronted base and wall units as well as island unit with breakfast seating and a separate utility room is situated of the kitchen. Door from the kitchen leads to a rear glazed porch which in turn gives access to the garden. Next to the kitchen is a separate dining room and a double bedroom at this level has windows to side and rear.

On the first floor there are three further double bedrooms - bedroom one has an adjoining dressing room - bedroom two has the benefit of an ensuite shower room and a modern bathroom serves the remaining two bedrooms. The detached garage alongside the property has a studio at first floor level with generous fitted storage and an adjoining shower room - ideal as a home business base or a guest suite.

The gardens are neatly landscaped, laid primarily to lawn with established planting and specimen shrubs and trees. Paved and shingle paths and terraces immediately surround the property itself, with a gentle gradient of steps here and there interlinking the different areas of the garden - an ornamental pond is a notable feature. Boundaries are generally natural hedging interspersed with rustic and close board fencing.

EPC: E

COUNCIL TAX BAND: E



Hill View House, The Common, Okeford Fitzpaine, Blandford Forum, DT11

Approximate Area = 2523 sq ft / 234.4 sq m (includes garage)

Limited Use Area(s) = 251 sq ft / 23.3 sq m

Total = 2774 sq ft / 257.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Edwards Estates Ltd. REF: 855627



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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