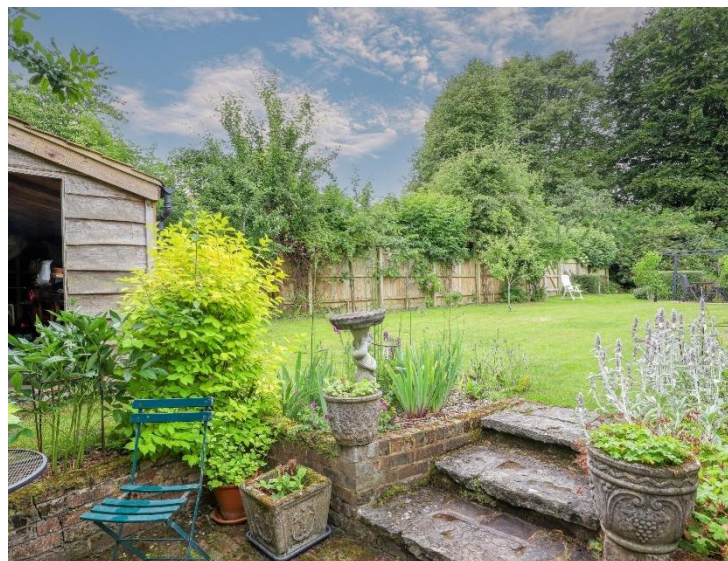




Fippenny Cottage, Okeford Fitzpaine, Dorset, DT11 0RE





Situated in the picturesque North Dorset village of Okeford Fitzpaine, Fippenny Cottage is a charming Grade II listed three-bedroom home. Steeped in history and full of character, this delightful property offers a peaceful and inviting cottage in a truly idyllic setting.

Situated in the picturesque North Dorset village of Okeford Fitzpaine, Fippenny Cottage is a beautifully presented Grade II listed three-bedroom home, offering an exceptional combination of historic charm and modern-day comfort. This idyllic thatched cottage, completely re-thatched with water reed in 2023, lies tucked away in a peaceful cluster of characterful period homes, some with traditional thatched roofs, surrounded by Thomas Hardy's rolling countryside.

Inside, the property unfolds with warmth and elegance. Unusually for an old cottage, this property benefits from higher than usual ceilings. The lounge is a serene retreat, featuring a large brick fireplace with a cosy log-burning stove and exposed beams overhead—perfect for relaxing evenings. The adjacent garden room is bathed in natural light from triple windows and French doors, opening onto the garden. It also connects to a generous pantry or storage area.

The kitchen is arguably the standout feature—a harmonious blend of old and new. With exposed beams, wooden countertops and a striking inglenook fireplace housing a Rayburn range (which provides both hot water and central heating), it's both functional and full of character. A mains gas cooker, central island with bar stools, and ample natural light complete the space. The property benefits from mains water, mains gas, and mains sewerage. There is also a beautifully designed downstairs cloakroom, making this a rare 2.5-bathroom property.

Upstairs, the landing offers a peaceful study nook and access to a fully boarded, insulated loft with lighting. The first floor hosts three bedrooms, each with its own distinct character. The principal bedroom is generously proportioned at 15'2" x 13'6", with a thoughtfully finished en-suite shower room. Bedrooms two and three include deep built-in storage cupboards and an airing cupboard, and all benefit from abundant natural light. The family bathroom continues the heritage theme with black-and-white checkered flooring, a Burlington WC and bath with a Burlington shower screen, Grohe fittings, and Fire and Earth tiles. Twin windows offer an enchanting outlook over the rear garden.

Outside, the private and peaceful enclosed cottage garden spans just under a quarter of an acre, a true suntrap with lawns, a productive vegetable patch, including an asparagus bed, around 15 fruit trees, soft fruit and a potting shed. A substantial 2-storey historic red brick outbuilding with tiled roof and black wooden barn doors offers enormous potential—be it for a workshop, studio, or conversion (STPP). This is complemented by a timber-built double barn, two patio areas, and access to footpaths leading directly into an Area of Outstanding Natural Beauty.

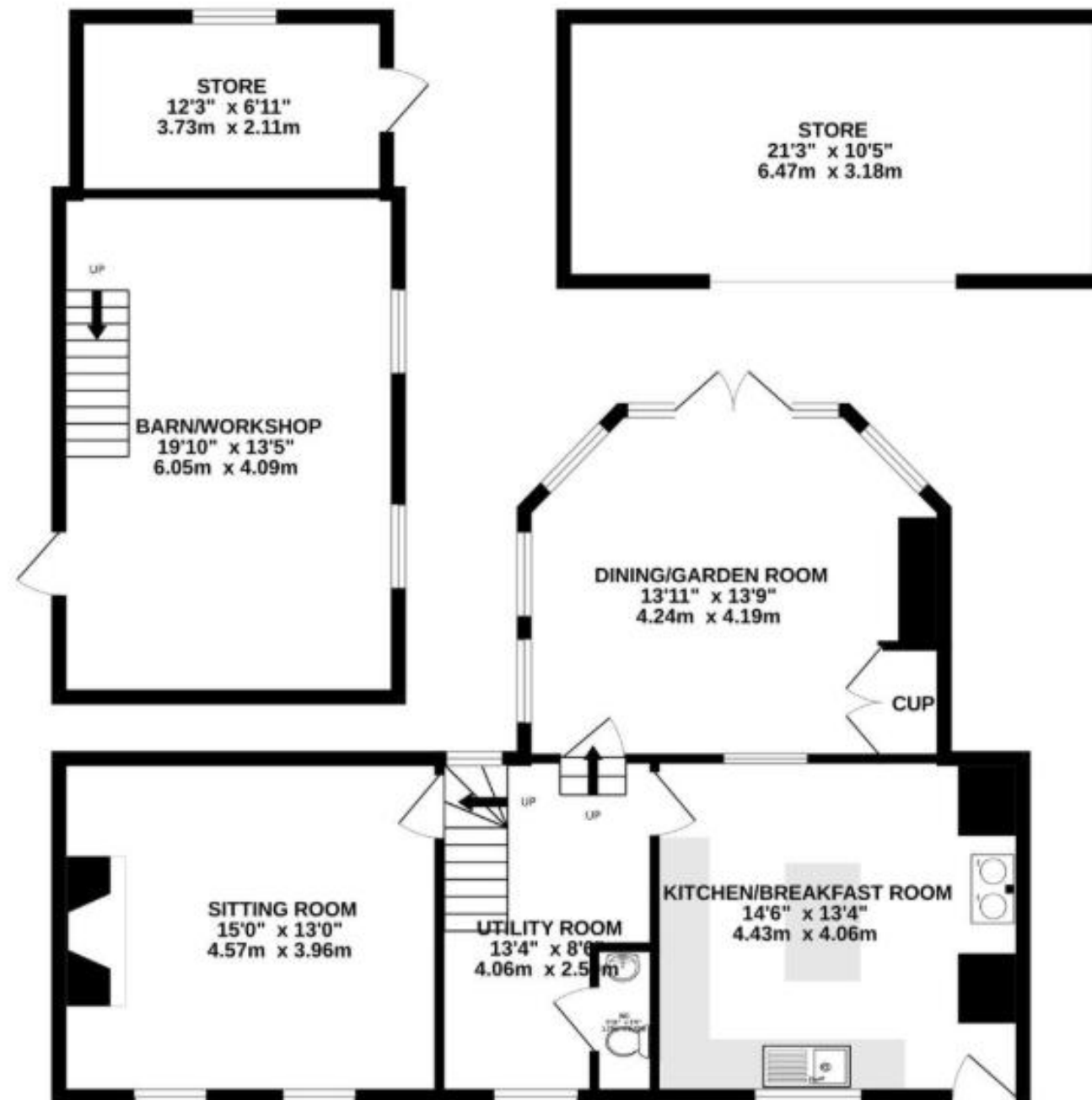
Set within a welcoming village with a pub, shop and church, the home is also within easy reach of top-rated private schools like Bryanston and Claysmore, the New Forest, and the Jurassic Coast.

Notable Mentions:

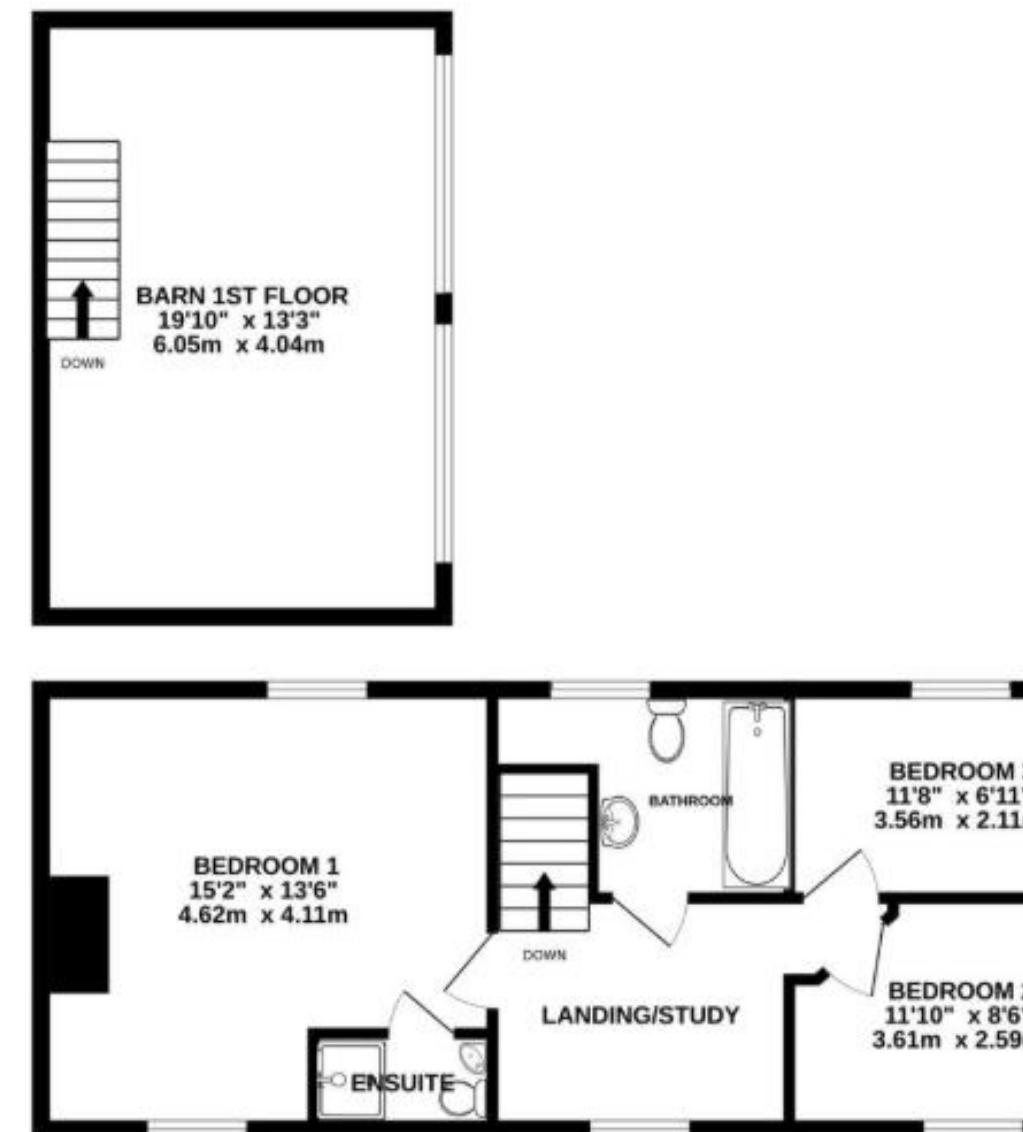
- 2023 Full Rethatch with Water Reed
- Full Electrical Overhaul
- High End fittings such as Burlington, Grohe

The property is in fantastic proximity to the coast, as well as being close to the popular private schools of Bryanston and Claysmore. The properties location is in the idyllic rolling hills of Thomas Hardy's Dorset.

GROUND FLOOR
1257 sq.ft. (116.7 sq.m.) approx.



1ST FLOOR
797 sq.ft. (74.0 sq.m.) approx.



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EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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