



CHAFFERS
ESTATE AGENTS



13 Greenway

Child Okeford, Blandford Forum, DT11 8DZ

Backing on to fields and offering an incredible rear garden. A wonderful Chalet bungalow, with scope to grow into, offering a great harmony for those not quite ready for a bungalow.

Asking Price £340,000 Freehold

Council Tax Band: C

13 Greenway

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- Amazing Garden and Plot size
- Views of Wonderful surrounding countryside
- Garage and Off Road Parking
- Three Very Generous Bedrooms
- Modern Kitchen
- Modern Shower Room
- Fantastic Village Location
- Gas Central Heating
- Wonderful Sunny Conservatory
- EPC - TBC

DESCRIPTION

AMAZING GARDEN! We are delighted to offer this Fantastic Three-bedroom semi-detached bungalow situated in the sought-after Village of Child Okeford. This fantastic home offers Three very generous bedrooms, a stylish modern kitchen and shower room, a spacious comfortable lounge, and a very useful downstairs W/C. Furthermore, we have a lovely sunny conservatory. This property must be viewed to appreciate the incredible rear garden with stunning views of the countryside and fields beyond. To the rear of the property is also a very useful garage with power. Additionally, we have off-road driveway parking.

LOCATION:

Child Okeford a picturesque village nestled under Hambledon Hill and lying amongst the captivating landscape of the Blackmore Vale in the heart of the North Dorset countryside. The village is four miles from Sturminster Newton, Shaftesbury eight miles, six miles from Blandford Forum and Bournemouth 25 miles. Child Okeford has a lot to offer visitors and residents with a range of amenities such as a Post Office, Shop, Two Inns, Doctors, Church, village hall and primary school.

Council Tax Band: C

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.
Energy Performance Certificate: Rated: TBC

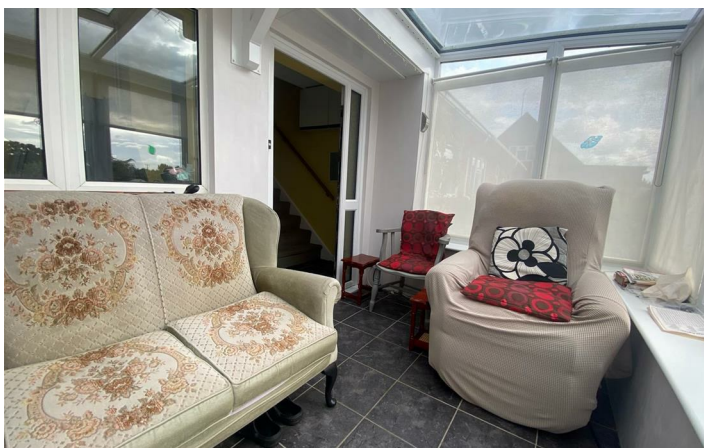
ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage and Gas.
Council Authority: Dorset Council ~



Directions

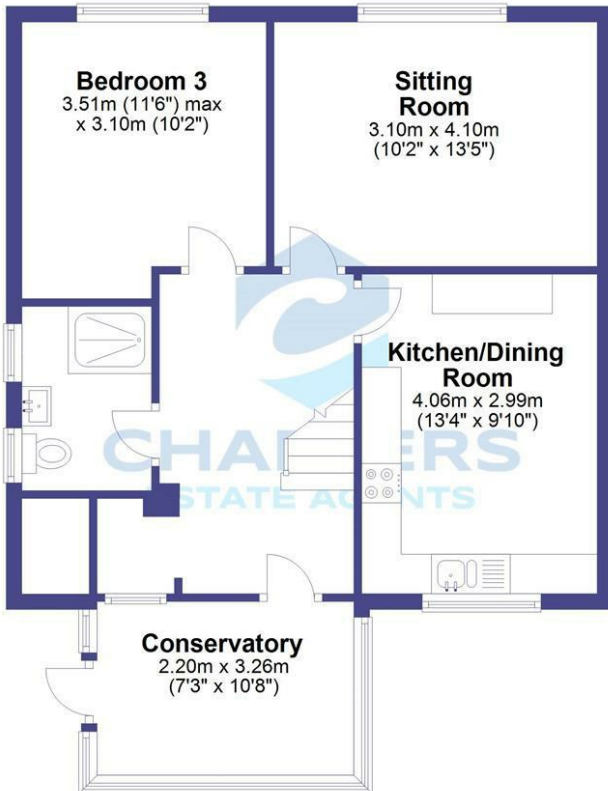
From our Sturminster Newton office, proceed down Bridge Street and turn left over the bridge. Continue along this road for approximately 3 miles and turn left onto Haywards Lane and follow this into Child Okeford. Take the first left upon entering Child Okeford, then take the third left into Greenway.



Floor Plan

Ground Floor

Approx. 60.5 sq. metres (650.9 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.7 sq. feet)



Total area: approx. 96.1 sq. metres (1034.7 sq. feet)

Not to scale. For illustration purposes only. Plan indicates property layout only. Plan produced using PlanUp.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	