



## ROSSITERS BARN, HIGH STREET, CHILD OKEFORD, BLANDFORD FORUM, DT11 8EH

**£515,000**  
**FREEHOLD**

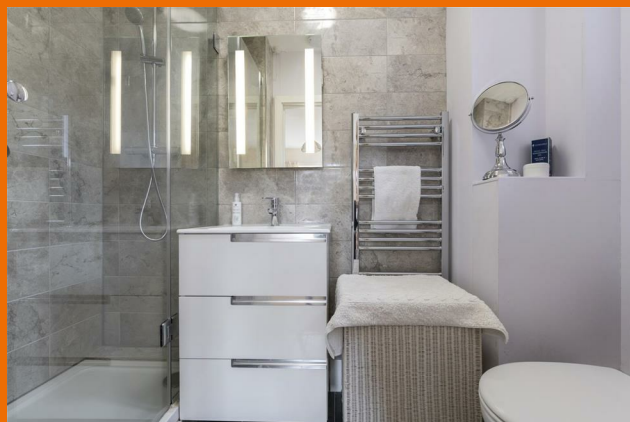
Nestling in a secluded setting, in the heart of Child Okeford, this characterful brick and flint bungalow sits on a generous plot, offering breathtaking views of Hambledon Hill. Just a few minutes walk to the highly regarded local school and the award winning shop, post office and bakery. Presented to the market with the added benefit to extend with approved planning permission, this home is perfect for those seeking tranquillity and picturesque surroundings with the possibility of further enhancement.



**CHAFFERS**  
**ESTATE AGENTS**



## ROSSITERS BARN HIGH STREET



### Accommodations:

Upon entering, a spacious hallway provides access to the majority of the accommodation, and to a large, deep storage/airing cupboard. At the heart of the home is the expansive L-shaped kitchen/dining room—a bright and inviting space with French doors opening onto the garden. The dual-aspect kitchen is well-appointed with sleek white gloss wall and base units, complemented by a stylish countertop. It includes a stainless steel sink, water softener, hob, double oven, dishwasher, washing machine, with space for a tumble dryer and fridge freezer. The dining area, featuring elegant stone tile flooring, provides ample room for a dining table and chairs, making it a welcoming space for entertaining. A large larder also offers plenty of additional storage space.

The triple-aspect sitting room is wonderfully light and airy, with French doors at either end providing seamless access to the wrap-around garden and framing the stunning distant views. A striking feature fireplace, complete with a gas 'log burner' set upon a stone hearth and a floating wooden mantelpiece, serves as a cosy focal point.

The master bedroom is a well-proportioned sanctuary, easily accommodating a king size bed and benefiting from built-in double wardrobes. French doors lead directly to the garden, enhancing the sense of space and light. The accompanying en-suite is beautifully finished with natural stone tiling and features a double shower cubicle, vanity unit with basin, WC, and a heated towel rail. The second bedroom is equally well-sized, fitted with a built-in double wardrobe, and also enjoys direct access to the patio through French doors. The main bathroom is stylishly part-tiled and comprises a white suite, including a bathtub with an overhead shower, WC, vanity basin, and a heated towel rail.

### Outside:

The bungalow is approached via a shared driveway, leading through a wooden gate to a substantial parking area and double timber framed carport equipped with power and lighting. The beautifully maintained wrap-around garden offers multiple outdoor spaces, including a front terrace with a sunken garden, ideal for enjoying the sun or gatherings around a firepit, a rear patio, and a well-manicured lawn bordered by a hedgerow, all overlooking the breathtaking Hambledon Hill. An additional outbuilding provides ample storage or workshop space, with the planning permissions in place to be replaced with an annex for those in need of additional living or workspace.

This exceptional home combines privacy, comfort, and spectacular views—an opportunity not to be missed.

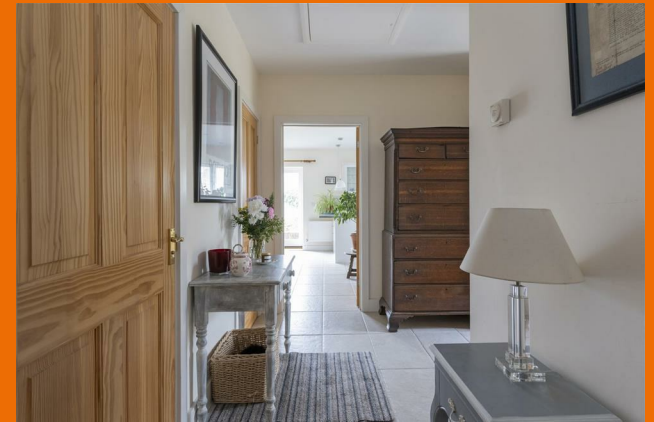
## Planning Permissions:

There is granted planning permissions in place for the extension of the main dwelling providing an additional bedroom. In addition to this they have granted permission for a laundry room and boot room to the front of the property and the replacement of the current outbuilding with an annexe. Full planning can be found on the planning portal with the reference: P/HOU/2024/06856. Further information and drawings of this can be made available on request.

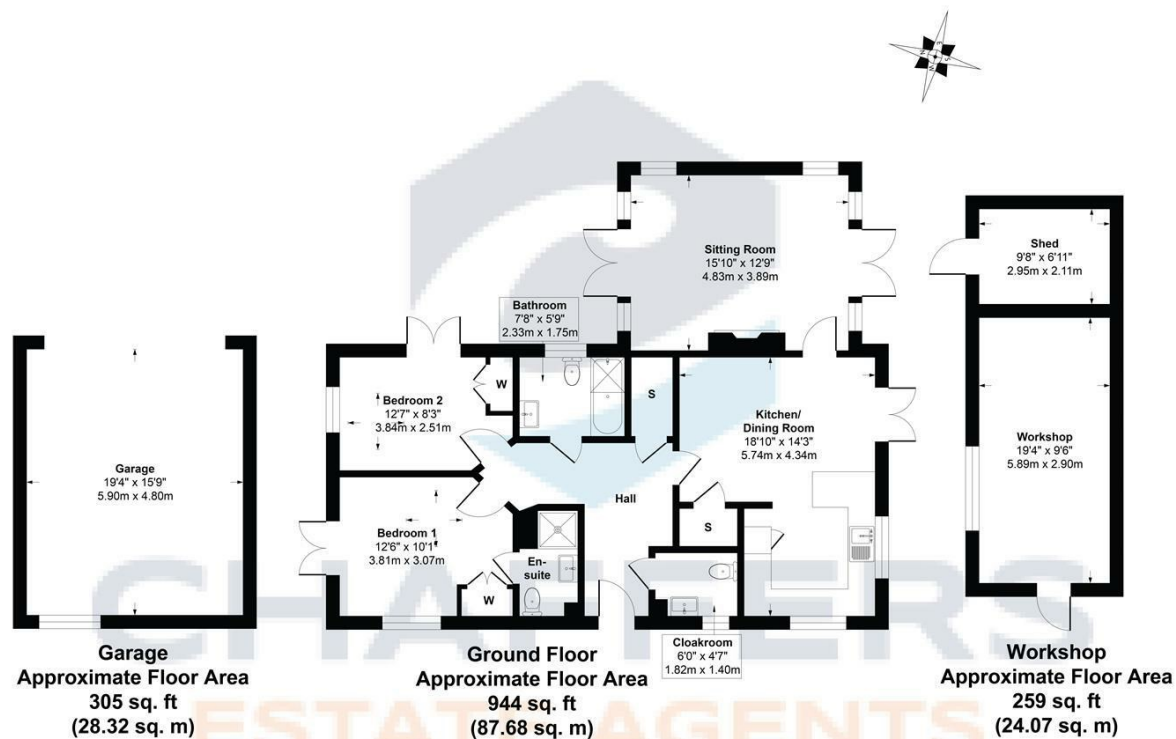
- \*UNDER OFFER\*
- Brick and Flint construction
- Modern Finish
- Nearby amenities
- Planning Permission P/HOU/2024/06856
- Area of Outstanding Natural Beauty
- Ensuite to Master Bedroom
- Large plot
- EPC - B



## ROSSITERS BARN HIGH STREET



## High Street Child Okeford, Blandford Forum, DT11



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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