



# Ansford Cottage, Station Road, Child Okeford, Blandford Forum, Dorset

An exciting opportunity to modernise a Victorian semi-detached house.

Guide Price  
**£400,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

## Ansford Cottage, Station Road, Child Okeford, Blandford Forum, Dorset, DT11 8EL

- Victorian semi-detached house
- Opportunity to renovate and possibly extend (subject to necessary consents)
  - Large driveway in the heart of the village
    - 65 foot rear garden
  - Charming and active community village
    - 2 pubs, village stores, village hall
- Access to many countryside walks including Hambleton Hill

Viewing strictly by appointment through  
Symonds & Sampson Sturminster Sales Office  
on 01258 473766





A charming Victorian semi-detached house with 3 bedrooms and two well proportioned reception rooms all requiring modernisation. There is scope to extend the house, subject to the necessary consents, but gives an incoming purchaser a great chance to adapt to their requirements.

The house is raised up above Station Road with a sizable driveway. The front door leads to the porch and on into the entrance hallway. To the right is the dining room which has a fireplace and a square bay window looking over the front garden. The sitting room is to the rear and has been extended with a sizable conservatory that leads to the rear garden. A fine mantelpiece is central to the room with its wood burner. Go past the downstairs shower room into the kitchen which is to the side/rear with a lean to conservatory towards the garden side.

Upstairs are three well proportioned bedrooms and a separate wc. There is good wardrobe space in the rear two bedrooms and a feature fireplace in bedroom 2 with the others having scope for opening existing chimneys.

#### Situation

Child Okeford is situated beneath Hambledon Hill, surrounded by countryside designated a National Landscape. The village is situated well away from main roads and traffic noise and the river Stour with its lush meadows and lightly wooded hillside is to the South. The village has an excellent range of amenities including a shop, post office, two public houses, doctors surgery, primary school, organic shop and church. It is within easy distance of Blandford Forum (6 miles) Shaftesbury, (8 miles) Sturminster Newton (5 miles) and Bournemouth (25 miles). The area is well known for its excellent range of independent and state schools.

#### Directions

From Sturminster Newton, head over the bridge turning left towards Shillingstone on the A357. After approximately 2.7 miles, turn left signed Child Okeford. It is approximately a mile to the house, passing the school up towards the junction of Station Road and Duck Street. Ansford Cottage is just before the junction.

#### Outside

Set back from the road, the house sits well in its grounds with an ornamental front garden raised above the village road. A driveway is to the side of the house laid mostly to gravel. At the top is a base for a garage and shed, both recently removed. The enclosed rear garden is up to some 65 feet deep and has been cut back but will require some attention.

#### Services

Mains water, electricity, and mains drainage are connected to the property. Electric heating in some rooms.

#### Local Authority

Dorset Council Tel: 01305 221000

Council Tax Band: D

# Child Okeford, Blandford Forum

Approximate Area = 1281 sq ft / 119 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 1069945



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01258 473766

Symonds & Sampson LLP  
Agriculture House Market Place, Sturminster Newton, Dorset,  
DT10 1AR

sturminster@symondsandsampson.co.uk  
www.symondsandsampson.co.uk

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