



## Oak House, Little Stream, Child Okeford, Blandford Forum, Dorset

An extremely well presented modern house on an exclusive private road with excellent home office and spacious family accommodation close to the middle of this popular village.

Guide Price  
**£850,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Oak House, Little Stream, Child Okeford, Blandford Forum, Dorset, DT11 8FG

- Detached modern house built 2009
- Private road with just 4 other houses
- Peaceful location yet close to village centre
- Double garage with large home office above
  - Triple aspect sitting room
- Kitchen/breakfast room, separate dining room
- Master bedroom with ensuite and dressing area
  - Guest bedroom with ensuite shower
- Two further double bedrooms, family bathroom
  - Popular village with excellent amenities

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





An extremely well presented modern house on an exclusive private road with excellent home office and spacious family accommodation close to the middle of this popular village.

Oak House is a detached house built by a highly regarded local builder in 2009 of stone elevations with brick plinth, quoins and window surrounds under a pitched slate roof. The house is presented in excellent decorative order and offers spacious, well laid out family accommodation.

A wooden front door opens into a spacious entrance hall with a wood floor, cloakroom and staircase to the first floor. The sitting room is a lovely light and bright triple aspect room with a stone fireplace with gas fire and French doors opening out to the terrace at the rear. A door opens into a study and double doors from the hall open into the dining room which overlooks the garden and in turn has double doors to the kitchen / breakfast room, which is also accessed from the hall. The kitchen / breakfast room is a good size at over 18' long with dual aspect, a tiled floor and range of wooden wall mounted and floor standing units with granite worksurfaces, electric Rangemaster double oven with 5-ring mains gas hob and hot plate above, island unit, integrated dishwasher, wine fridge and an American fridge / freezer. Off the kitchen is a utility room with a sink, water softener, cupboard

housing the gas fired boiler (installed in 2023) and back door to outside.

The stairs rise to a spacious first floor landing with a large walk-in airing cupboard. The bedrooms are all good double rooms with the main bedroom being dual aspect and having an ensuite shower room and a dressing area with fitted wardrobes. The guest bedroom is also dual aspect with an ensuite shower room and there are two further double bedrooms at the back of the house which overlook the garden, and a family bathroom.

#### 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 with much of it being in a Conservation area 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 turn left at The Bridge onto the A357 towards Shillingstone and Blandford. Just before the village of Shillingstone turn left signposted to Child Okeford. At the T junction turn left and continue to the stone cross by the Church. Bear left down The Hollow passing the village hall on your right and the entrance to Little Stream will be found after a short distance on the right hand side with Oak House being the second on the left.

#### Outside

The garden is to the rear and there is a double garage with room above and further parking. There is a large west-facing terrace at the rear of the house and the garden is a good size with a tremendous variety of attractive plants, shrubs, flower beds and a young oak tree. The mature oak tree which gave the house its name died and had to be removed and a new oak tree planted.

Little Stream is approached from The Hollow and is a private no through road, off which are just five individual detached houses. Oak House has a detached double garage with electric up and over doors, power and light and two parking spaces to the front. A side gate leads to the rear of the house and an external staircase rises to a 17' x 16' room above. This room has two full height windows and would make a superb home office out of the house, games room or overflow

accommodation. To the rear of the house is a large terrace which gets the afternoon sun. The garden has a neat, well maintained lawn, a variety of plants and shrubs and a large well-stocked bank giving tremendous colour.

**Services**

Mains water, electricity, gas and drainage are connected to the property. Mains gas central heating system.

**Local Authority**

Dorset Council - 01258 454111  
Council tax Band: G

**Agent's Note**

Photographs taken summer 2021.

# Oak House, Little Stream, Child Okeford, Blandford Forum

Approximate Area = 2233 sq ft / 207.4 sq m (includes garage)

Outbuilding = 277 sq ft / 26 sq m

Total = 2510 sq ft / 233.2 sq m

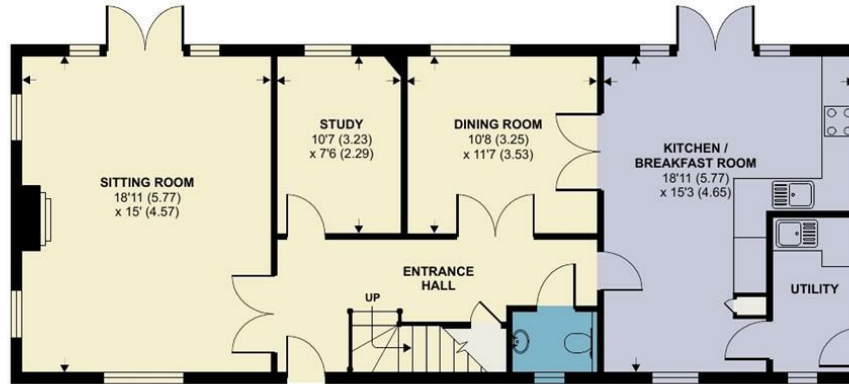
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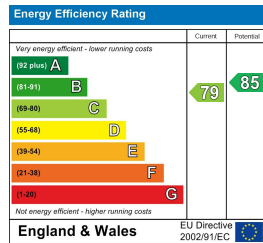
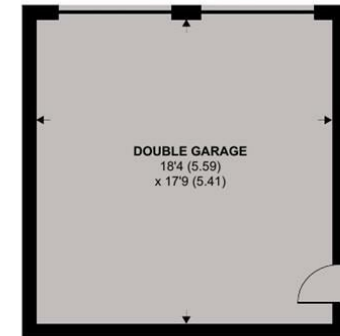
FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 717996

GWB January 2024

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