



## 5, Allen Close, Child Okeford, Blandford Forum, Dorset

A well proportioned and spacious three double bedroom house in a corner plot of a small cul-de-sac within this popular village.

Guide Price

**£695,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## 5, Allen Close, Child Okeford, Blandford Forum, Dorset, DT11 8EB

- Detached three double bedroom house
  - Light and generously-sized rooms
- Sitting room with multi fuel burner and two further reception rooms
- Dual aspect kitchen / dining room with Range cooker
  - Utility and boot room
  - Double garage with electric up and over door
  - South facing rear garden
- Sought after village location with excellent range of amenities
  - Local schooling
- Views towards Okeford Hill and Hambleton Hill

Viewing strictly by appointment  
Symonds & Sampson  
01258 473766





5 Allen Close was built in 1987 and offers generous, bright and well presented accommodation. Situated in a small cul-de-sac and within walking distance of village amenities this superb property has so much to offer.

The front door opens into a large central hall with a staircase to the first floor, an understairs cupboard, a cloak cupboard and a cloakroom. The triple aspect sitting room is a lovely and light room with a multi fuel burner and there are French doors leading to the conservatory which faces the rear garden with French doors opening to the terrace. There are two further reception rooms comprising a study and a family room with French doors leading to the terrace. The dual aspect kitchen / dining room has a good range of wall mounted and floor standing units, space for a fridge / freezer, a Range cooker with a gas hob and and an electric oven. and integrated appliances include a larder fridge and a dishwasher. A door from the kitchen leads to a good sized utility room with space and plumbing for two appliances, space for a freezer and there is access to the double garage and boot room with a door leading out to the rear garden.

On the first floor there are three generously-sized double bedrooms. The original layout was designed to have four bedrooms and there is scope to divide bedroom two into two bedrooms if additional rooms are required. Bedroom one has a dual aspect, fitted wardrobes and an ensuite shower room Bedroom three has fitted wardrobes. There is a family bathroom with a shower over the bath.

#### Situation

Child Okeford is situated beneath Hambledon Hill, surrounded by countryside designated as 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 at the traffic lights on the bridge turn left on the A357 towards Fiddleford. After 3 miles there is a turning on a sharp bend to Child Okeford follow this road onto Haywards Lane. Take the first left hand turning continuing along Haywards Lane. Take the first turning on the left into Allen Close and No 5 can be found in the corner of the cul-de-sac on the left.

#### Outside

Outside there is off road parking for two vehicles in front of the double garage which has an electric up and over door and power. The front garden is mainly laid to lawn with plants and shrubs and bordered by hedging and picket fencing. Two side gates lead to the enclosed south facing rear garden with a terrace running the length of the house and there are established flower, herb and shrub borders and a large area of lawn. There is a garden shed.

#### Services

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

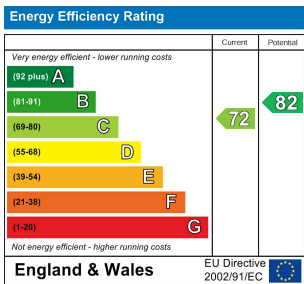
Local Authority  
 Dorset Council Tel: 01305 221000  
 Council Tax Band: F

Property Information  
 Broadband - Standard & Superfast broadband is available.  
 Mobile network coverage is available indoors and outdoors.  
 (Information from Ofcom  
<https://www.ofcom.org.uk>)



## Allen Close, Child Okeford, Blandford Forum

Approximate Area = 2119 sq ft / 196.8 sq m  
 Garage = 270 sq ft / 25 sq m  
 Outbuilding = 42 sq ft / 3.9 sq m  
 Total = 2431 sq ft / 225.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1104971



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