



## 2 Stansway Court, Ridgeway Lane, Child Okeford, Dorset

A double fronted 4 bedroom house on a small development of just three, in the heart of Child Okeford.

Guide Price

**£545,000**

Freehold



## 2 Stansway Court, Ridgeway Lane, Child Okeford, Blandford, Dorset, DT11 8HB

- Double fronted house on a private courtyard development
- Dual aspect sitting room with French doors to garden
  - South west facing garden with side access
  - Double garage with parking to front
  - Private shared courtyard driveway
- 4 double bedrooms, principal with en suite
  - Organic farm shop & cafe closeby
- Destination village with shop and 2 pubs
  - No onward chain

Viewing strictly by appointment  
Symonds & Sampson  
01258 473766





A double fronted village house, built in 2000, with rendered walls and tiled roof in a private courtyard development of just 3 houses.

The generous entrance hall has the sitting room to the left which itself has a dual aspect, front and rear, with French doors to the south west facing patio area and garden. The central feature is the brick chimney breast with a wood burning fire. The dining room is rear facing over the garden too and this is adjacent to the kitchen / breakfast room.

The kitchen has a range of wall and floor units with integrated electric oven, gas hob and extractor, an integrated dishwasher and space for a fridge and/or freezer. The utility is separate to the front of the house with access to the guest wc and the back door that leads to the garage and side covered access back to the garden. The utility room houses space for washing machines, the gas boiler and more floor units.

The first floor has a good landing with all four double

bedrooms leading from here. The principal bedroom has an en suite shower room and is garden facing. All four bedrooms have plenty of space for wardrobes to be built in or left free standing. The three secondary bedrooms have use of the family bathroom with a bath and shower attachment, wash hand basin and wc

#### 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 with post office, two public houses, doctors surgery, primary school, organic shop with cafe and a church and plenty of clubs and societies along with an active Village Hall 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 the centre of Child Okeford, head out towards Manston down The Hollow towards Gold Hill. At the top of Gold Hill, just past Millbrook Court, turn right on Ridgeway Lane (signed Gold Hill Organics Farm) and Stansway Court is just a little further on the left depicted with a stone name plate. No2 is well into the small development of 3 houses; on the left.

#### Outside

A generous cottage style garden is solely to the rear of the house with access from the sitting room as well as side access. The garden is bordered with fencing or a tall wall and planted with mature shrubs and has a central flower bed as a feature. There is a covered area to the side being the full depth of the house. From the utility room back door is a covered link to the double garage with a personal door and two up and over garage doors. There is power to the garage and plenty of potential storage above. Further parking is in front of the garage on the gravel private shared drive that begins from Ridgeway Lane.

### 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: E

### Property Information

Broadband - Standard, superfast and ultrafast broadband is available.

Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by EE & Three Network)

(Information from Ofcom

<https://www.ofcom.org.uk>)

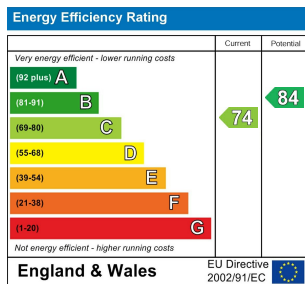
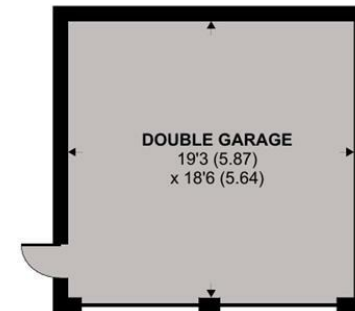
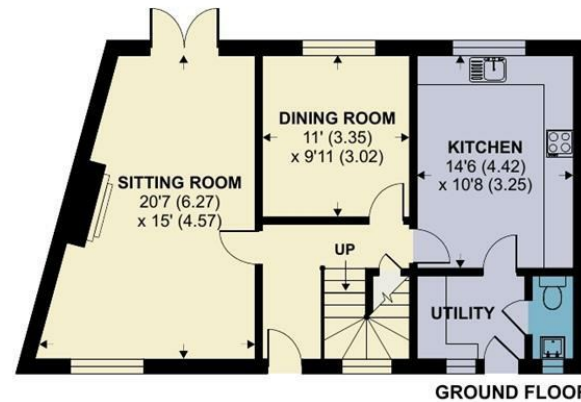
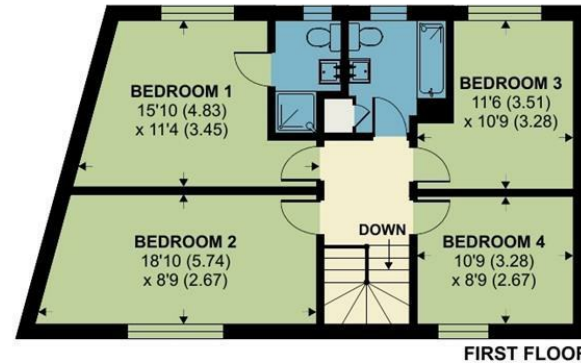
## Ridgeway Lane, Child Okeford, Blandford Forum

Approximate Area = 1398 sq ft / 129.8 sq m

Garage = 367 sq ft / 34.1 sq m

Total = 1765 sq ft / 163.9 sq m

For identification only - Not to scale

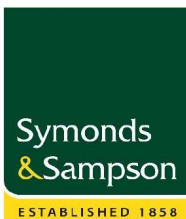


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