



3, Upper Street, Child Okeford, Blandford Forum, Dorset, DT11 8EF

A Victorian cottage with planning for re-arrangement and extension.



- Unlisted end of terrace cottage with rear garden
- Planning in place for extension / re-arrangement
- Modernisation required
- Vibrant village location

Guide Price £215,000

Freehold

THE DWELLING

Believed to be a Victorian extension to an C18th house next door, No3 Upper Street has Victorian features such as sash windows and good ceiling heights for a cottage. style house The sitting room has a fireplace with a new wood burning stove below. The vendor has attained planning permission to re-arrange and extend the cottage with new staircase and extending the first floor accommodation.

ACCOMMODATION

Planning permission has been granted to alter the accommodation, extending at the rear first floor level with new staircase. Ask agent for further details or Dorset Planning No P/HOU/2022/05494.

OUTSIDE

A pedestrian path leads from the village lane to a rear side door and into the kitchen. The garden extends beyond the house, gently sloping away but all to the rear.

SITUATION

Child Okeford is a large village with many amenities such as a doctors surgery, an award winning village shop, 2 pubs, village hall with movie nights, local primary school, gardening clubs etc. Sitting in the lee of Hambledon Hill and surrounded by wonderful Dorset countryside, there remains access to nearby towns such as Sturminster Newton or Shaftesbury and Blandford Forum.

DIRECTIONS

What 3 words ///retrieves.uncouth.ripe

SERVICES

Mains water and electricity are connected to the property. Mains drainage. Wood burning stove only heating source. Mains gas available in Upper Street.

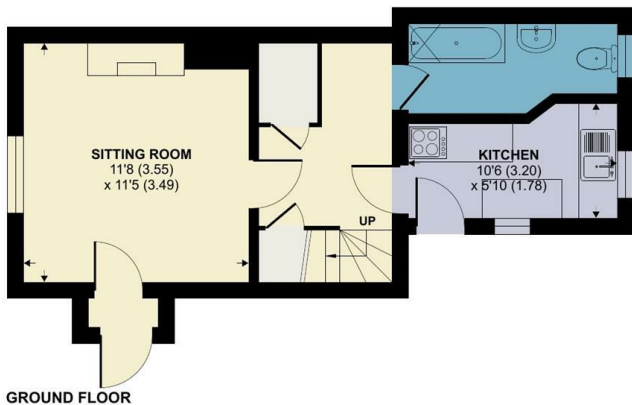
MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available. Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by Vodaphone Network) (Information from Ofcom <https://www.ofcom.org.uk>) Council Tax Band: B Restrictive Covenants - Shared access path. Agents Notes - Planning granted for extension and re-arrangement.

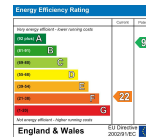
Upper Street, Child Okeford, Blandford Forum

Approximate Area = 575 sq ft / 53.4 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © nichcom 2024. Produced for Symonds & Sampson. REF: 1215892



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