



## 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
- Modernisation required

- Planning in place for extension / re-arrangement
- Vibrant village location

Offers In Excess Of £205,000

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

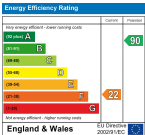
Mains water and electricity are connected to the property. Mains drainage. Wood burning stove only heating source. Mains gas available in Upper Street.

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available. Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by Vodafone 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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Symonds & Sampson. REF: 1215892



01258 473766

sturminster@symondsandsampson.co.uk  
Symonds & Sampson LLP  
Agriculture House, Market Place,  
Sturminster Newton, Dorset DT10 1AR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.