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Nutmead Close, Child Okeford, Blandford Forum, Dorset



# 1

Nutmead Close  
Child Okeford  
Blandford Forum  
Dorset DT11 8EZ

No1 Nutmead Close is a well laid out bungalow set in lovely gardens situated in a cul-de-sac and offered with no onward chain.



- Well laid out bungalow set in lovely gardens.
  - Garage at rear of drive
- Excellent position within the village
  - No chain
- In need of renovation & updating

Guide Price **£399,950**

Freehold

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## THE DWELLING

On the market for the first time since it was built 1960's, No1 Nutmead Close is a 3 bedroom bungalow set in lovely mature gardens.

This is a sensibly arranged house with living accommodation to one side of the entrance hall and the bedrooms the other end of the corridor. The triple aspect sitting room contains a log burner and the vendor has extended the kitchen with a dining area on the garden side.

Whilst requiring a good degree of updating there is already double glazing throughout, the garden remains well tended to and the garage has an up and over door and plenty of parking.

## ACCOMMODATION

See Floor Plan: In brief, this is a sensibly arranged 3 bedroom bungalow with a family shower room and an extended dining area off the kitchen resulting in a breakfast bar inwards and the garden behind. The driveway has a turning circle by the garage, within the grounds for ease.

## OUTSIDE

A level lawn sits to the front of the house setting the house back from the cul de sac. A side driveway leads to the garage and turning circle to the rear. The garage has a green house attached to the back with an additional large greenhouse in the garden along with an enclosed patio. The south and west facing gardens are wonderfully mature with attractive planting and fruit trees, bordered on three sides with high hedging, Little Stream, a tiny tributary of the Stour, and across which is a small wood, is well below the house and forms the southern boundary.

Foot paths are nearby linking with other parts of the village without having to go via the roads (for example up towards Rectory Lane to the village shop) or easy access to the Stour Valley

## 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 as well as many a club / society and includes regular film nights at the village hall.

## DIRECTIONS

What3words:///estate.shampoos.yelled

## SERVICES

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

## MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

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

Council Tax Band: D

Agents Notes: Probate has been applied for in early July 2025







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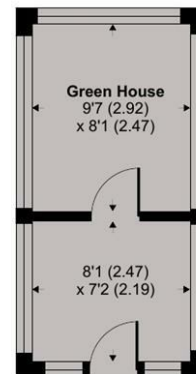
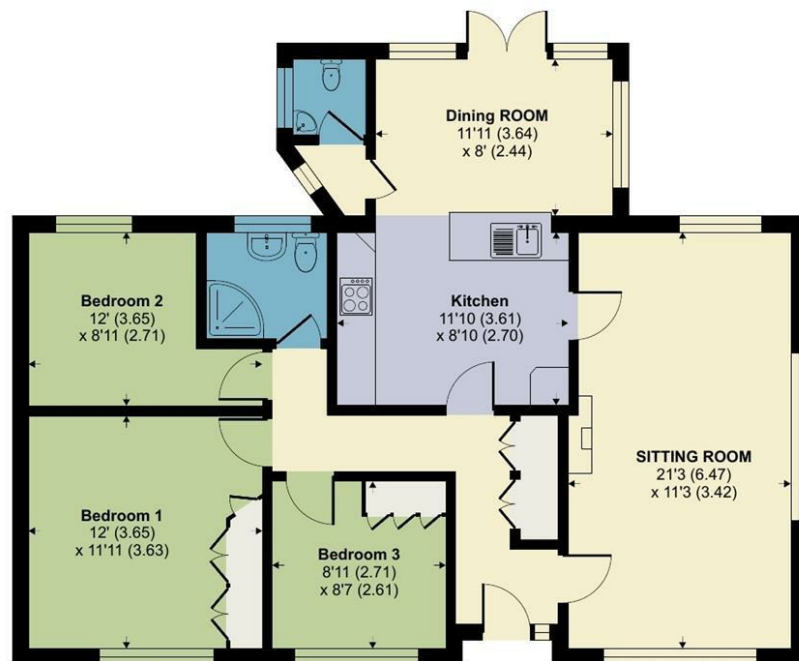
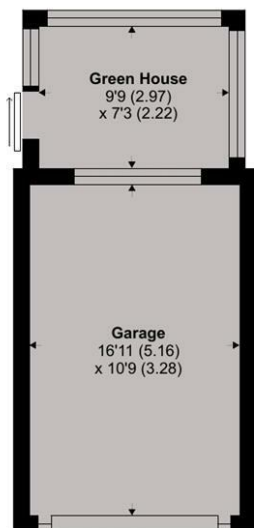
Approximate Area = 960 sq ft / 89.1 sq m

Garage = 182 sq ft / 16.9 sq m

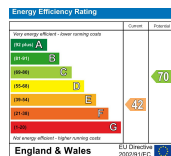
Outbuildings = 211 sq ft / 19.6 sq m

Total = 1353 sq ft / 125.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1327591



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