



Symonds  
& Sampson

# Joint House

The Cross, Child Okeford, Blandford Forum, Dorset

# Joint House

The Cross  
Child Okeford  
Blandford Forum  
Dorset DT11 8ED

Currently configured as a pair of flats, Joint House offers versatile accommodation to meet a variety of requirements, but offering an opportunity to return to a single dwelling subject to the necessary consents.



- Link detached dwelling with scope for reconfiguration and modernisation
  - Currently two flats with own entrances
- Large parking area with detached, double garage
  - Private rear garden
- Highly sought after village with a thriving community and excellent amenities

Guide Price £420,000

Freehold

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## THE DWELLING

Built in the 1970s, and subsequently extended, Joint House is the former butchers shop of the village, and now forms two apartments. Historically, a staircase linked the former shop to the rear maisonette and has the potential to be reinstated (subject to the relevant consents). The property lends itself well to meet a variety of living needs, including multigenerational living (with a lift in the rear flat) or a potential income stream. The first floor enjoys stunning countryside views to the rear and a charming view of the church to the front.

## ACCOMMODATION

Refer to Floor Plan. In brief, the front flat comprises a sitting room, kitchen, two double bedrooms and a bathroom. The rear flat comprises of entrance hall and downstairs bedroom/office, with two reception rooms, kitchen, three bedrooms and a bathroom on the first floor.

## OUTSIDE

The driveway from the village centre opens to a wide turning circle with plenty of parking and a double garage. Through the parking area is a level garden, mainly laid to lawn and backs on to other gardens.

## SITUATION

Situated beneath Hambledon Hill, Child Okeford is surrounded by countryside designated as a National Landscape. The village shop/post office has been voted number 1 in the south west and number 2 in the whole UK at the Countryside Alliance Awards. There is an excellent range of amenities, including Gold Hill Farm Kitchen cafe and organic farm shop, two public houses, a village hall, and St Nicholas Church, all providing services to a thriving community.

## DIRECTIONS

What 3 words ///burden.scans.website

## SERVICES

Mains water, drainage and electricity are connected to the property. Oil fired heating for rear flat and Gas fired heating for front flat.

## 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: Ground Floor B. First Floor C  
Agents Notes No linking staircase currently.

## AGENTS NOTE

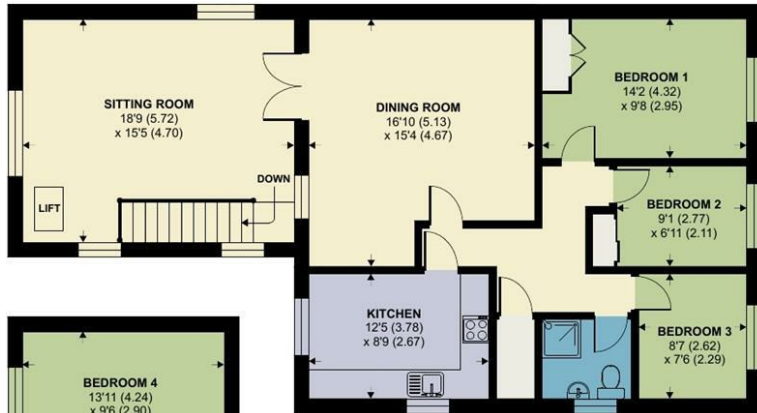
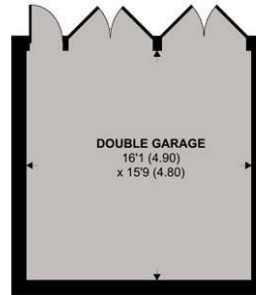
Due to the current configuration of the property, with no internal staircase linking both flats, we recommend any potential purchasers seek advice from a qualified mortgage broker or lender in order to satisfy lending criteria prior to viewing. The property is registered under one title, but the utility supplies (excluding water) are separate, with two entrances - one to each flat.



# Child Okeford, Blandford Forum

Approximate Area = 1323 sq ft / 122.9 sq m  
 Annexe = 805 sq ft / 74.8 sq m  
 Garage = 256 sq ft / 23.7 sq m  
 Total = 2384 sq ft / 221.4 sq m

For identification only - Not to scale



REAR FLAT - FIRST FLOOR



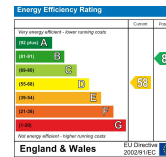
REAR FLAT - GROUND FLOOR



FRONT FLAT - GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1164837



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