



Duck Street, Child Okeford, Blandford Forum,

A charming character cottage with a modern extension boasting a sunny and well established rear garden situated within the heart of the village.

Guide Price
£795,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Duck Street, Child Okeford, Blandford Forum, DT11 8ET

- Situated in the heart of a village
 - Close to a range of amenities
- Boasting a generous and beautifully kept garden
- Off road parking for several vehicles and a garage
 - Character cottage with a modern extension
- Many original features including beams and fireplaces
- Spacious kitchen/breakfast room with vaulted ceiling & bifolding doors
 - Dining room and sitting room
- Conservatory, reception room and study
 - Three bedrooms and three bathrooms

Viewing strictly by appointment
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Orchard Cottage is a charming character home which has been extended and modernised by the current owners to create spacious versatile accommodation with beautifully landscaped front and rear gardens. The front door opens into the formal dining room, which is laid with stone flooring and has a feature fireplace with a disconnected Stanley cooker as a focal point to the room. This leads to the feature kitchen, boasting a vaulted ceiling with large bi-folding doors overlooking the wonderful rear garden. The kitchen comprises of wall and base units and a central island set with a stone counter top and includes a freestanding cooker and integrated appliances. This room leads to a further reception room via a connecting conservatory which is currently arranged as a sitting/dining room with a vaulted ceiling and ladder leading to a mezzanine study. This section could be altered to a separate annexe or large home office depending on need. The ground floor also includes a modern shower room, comprising of a shower, w.c. and basin. A cosy sitting room with a feature brick fireplace set with a wood burner.

Stairs rise from the sitting room to the first floor, the master

bedroom is a good size room currently arranged with a double bed, includes a range of built-in wardrobes with space for other pieces of freestanding furniture and is serviced by a modern ensuite, comprising of a white suite of shower cubicle, basin and w.c. The second bedroom is a nice size double with a built-in wardrobe and the third bedroom is arranged with a single bed. These rooms are serviced by the family bathroom, comprising of a white suite of bath, w.c. and basin.

Overall this wonderful home boasts substantial and flowing ground floor accommodation, seamless blending character charm with modern living together with a beautiful garden. An internal viewing is highly recommended.

Outside

The property is approached via a gravel driveway with parking for several cars and providing access to the brick and timber garage with lean-to potting shed. The front garden is predominantly laid to lawn with established and colourful plants and trees. The rear garden is a particular feature enjoying a sunny aspect with a large patio area

adjoining the cottage boasting a useful awning providing shade when needed, steps lead to a further patio. Continuing down the garden which is predominantly laid to lawn with well-stocked borders. The garden includes a wildlife area with a water feature and a section which is used for growing fruit and vegetables together with a summer house, two sheds and a log store. The garden boasts many vantage points with seating to enjoy the sunshine and is very much a gardener's garden.

Situation

Child Okeford is a thriving village, between the River Stour to the west and Hambledon Hill to the east. It has an excellent range of facilities to include a general store, a post office, an organic farm shop, a Church, two public houses, a doctor's surgery with dispensary and a primary school with nursery. The nearby towns of Blandford Forum and Shaftesbury offer a wide range of facilities including shops, supermarkets, a small hospital and libraries, whilst Gillingham has a mainline railway station (London Waterloo). Further afield is Salisbury to the east and Bath to the north. The A303 is approximately 30 minutes to the

north, giving access to the south-west and London via the M3. There is a fantastic range of local schools in the area including Bryanston School, Clayesmore School, The Blandford School, Hanford School and Bryanston Prep.

Directions

From the centre of Blandford, drive along Salisbury Street and take the left hand fork on to White Cliff Mill Street and continue for 0.3 of a mile and at the end of the road turn left on to Milldown Road. Continue for 1.1 miles and turn left on to the A350 and continue for 2.8 miles and then turn left and continue for 1.7 miles onto Duck Street, the cottage can be found on the left hand side just before Station Road.

Services

Air source heat pump, solar panels with battery storage, underfloor heating (ground floor), mains gas, electric, water and drainage with a rainwater collection system.

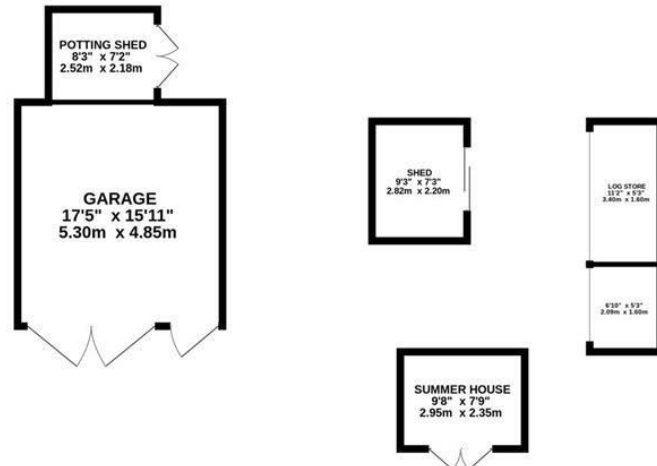
Council tax band - E

Broadband - Ultra & Superfast broadband is available.

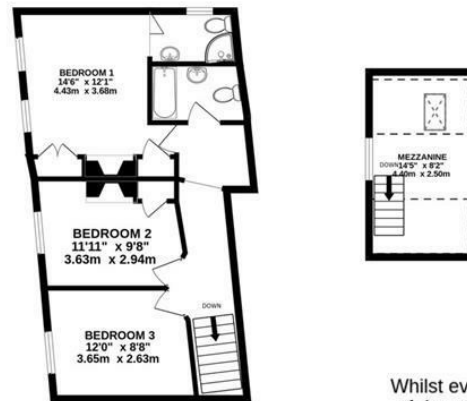
Mobile phone coverage - Network coverage is limited indoors and likely outdoors except O2 which is limited .

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

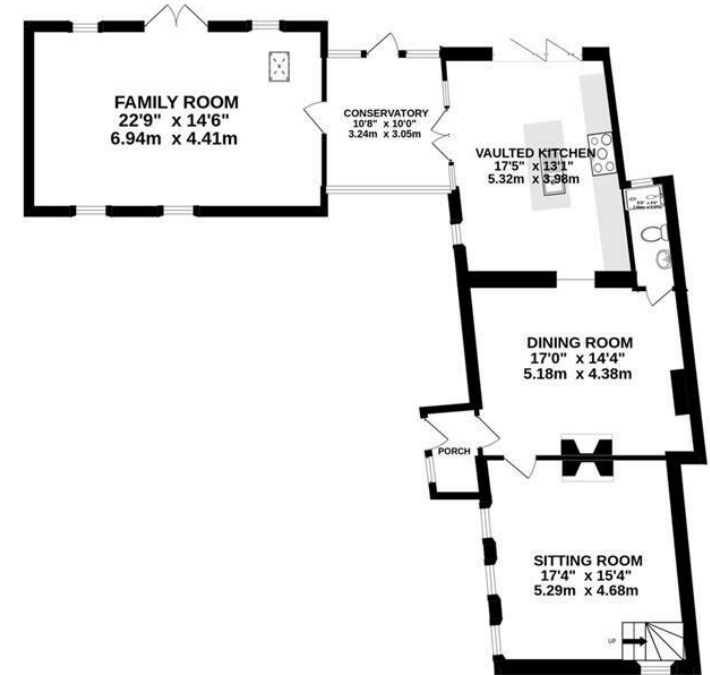
OUTBUILDINGS
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR



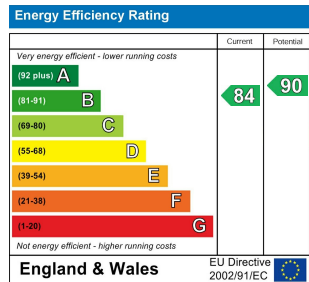
GROUND FLOOR



TOTAL FLOOR AREA : 2338 sq.ft. (217.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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