





Greenway  
Child Okeford  
Blandford Forum  
DT11 8DZ

An attractive three-bedroom semi-detached chalet bungalow with stunning countryside views offered to the market with no onward chain and vacant possession.



- Popular village location
- Versatile accommodation
- Three double bedrooms
- Modern kitchen & shower room
  - Conservatory
- Fantastic countryside views
  - Sizeable rear garden
- Garage & off-road parking
  - Vacant possession
  - No onward chain

Guide Price £320,000  
Freehold

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## ACCOMMODATION

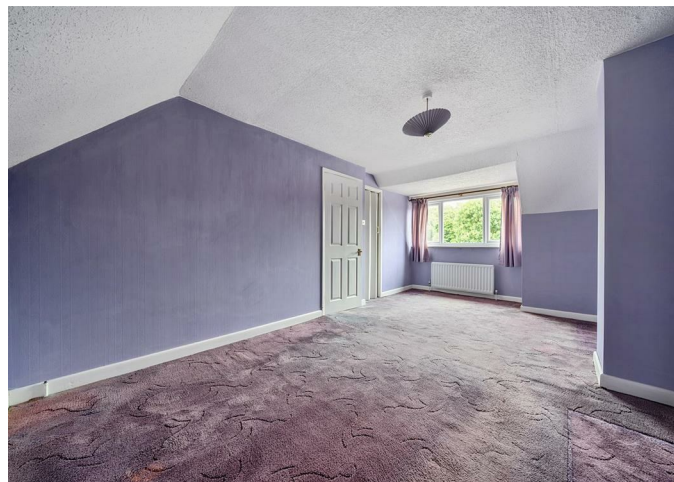
An attractive three-bedroom semi-detached chalet bungalow with stunning countryside views offered to the market with no onward chain.

The property is accessed through the incredibly sunny conservatory. Upon entry is a UPVC door which leads into the spacious hallway with a built in understairs cupboard. The entrance hall serves all principal rooms, and has a useful downstairs w.c. The sitting room is of a good size overlooking the front of the property with a feature gas fireplace. The stylishly modern kitchen provides a fantastic outlook over the rear garden with views of the countryside in the distance. The kitchen includes a range of wall and base units, undercounter space for a washing machine and dishwasher, a gas cooker/hob with extractor fan and further space for a freestanding fridge/freezer. The third bedroom is a double room or could be used as a dining room. Completing the ground floor is a fully tiled modern shower room which comprises of a good-sized shower, w.c and basin.

The first floor boasts two generously sized double bedrooms along with an airing cupboard for additional storage.

## OUTSIDE

The large rear garden was the owner's pride and joy. This is predominantly laid to lawn with views of the wonderful countryside. Within the garden is a path running down the centre, a greenhouse and shed. At the rear of the property is also a useful, larger than normal single garage with power and lighting. Additionally, there is off-road parking for several cars.





## 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 Knighton House.

## DIRECTIONS

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## SERVICES

Mains water, electric, gas and drainage.  
Broadband- Standard & Superfast broadband is available.  
Mobile phone coverage- Network coverage is limited indoors and likely outdoors.  
(Information from <https://www.ofcom.org.uk>)

## MATERIAL INFORMATION

Dorset Council- 01305 211970

Council Tax Band - C

EPC- D



Energy Efficiency Rating		Current	Target
Very energy efficient (lowest energy costs)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Below average	E		
Poor	F		
Very poor	G		
Very poor (lowest energy costs)		62	84

England & Wales  
EPC Standard 2020/11/13

# Greenway, Child Okeford, Blandford Forum

Approximate Area = 1047 sq ft / 97.2 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1204 sq ft / 111.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1168244



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