

A large, two-story brick house with a red-tiled roof and white window frames, set in a lush garden. The house is surrounded by a well-maintained lawn, a large weeping willow tree on the right, and a stone-edged pond in the foreground. The sky is blue with scattered white clouds.

Ridgeway House

The Common, Child Okeford, Blandford Forum, Dorset

Ridgeway House

The Common
Child Okeford
Blandford Forum
DT11 8QY



- Garden and grounds
- Tucked away and private location
- Beautifully landscaped and varied garden
- Outbuildings including log cabin and Victorian greenhouse
 - Spacious and versatile home
 - Redecorated throughout

Guide Price £1,650,000

Freehold

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ACCOMMODATION

Ridgeway House is a wonderfully spacious home enjoying a beautiful and interesting garden, which enjoys a good degree of privacy. Situated in a quiet and tucked away location close to outstanding countryside including Hambledon Hill, yet just a short distance to Child Okeford, which boasts a wide range of village amenities.

The heart of the home is the generous and light kitchen/breakfast room enjoying a dual aspect with magnificent views overlooking the garden, serviced by a utility room. The formal dining room has a sweeping outlook of the garden towards the beautifully manicured lawn, mature trees and the pond. The drawing room is affectionately known as the ballroom by the current owners, which has dual aspect views of the garden, laid with parquet flooring and has a feature fireplace as a focal point to the room. The sitting room enjoys a cosy feel, with a charming brick chimney breast with a wood burner as a focal point with double doors leading the garage. The study is makes an ideal home office with built in storage.

The master bedroom enjoys elevated views over the garden, includes a wardrobe area and a modern ensuite shower room, comprising of a spa bath, large walk in shower, basin and w.c. The second bedroom has a dual aspect with a small balcony with space for outside furniture, and includes an ensuite bathroom, comprising of a P shaped bath with overhead shower, basin and w.c. There are three further double bedrooms and two single bedrooms serviced by the family bathroom, comprising of bath, separate shower, basin and w.c.



LOG CABIN

The log cabin is substantial two bedroom building constructed of Norwegian pine and is situated to the rear boundary. Offering open plan living with a vaulted ceiling providing a sense of space and light. The kitchen area comprises of a range of wall and base units with space for appliances, the room is arranged with a four seater dining table and chairs and a sitting area with French doors leading to a veranda. Enjoying two double bedrooms, shower room, and a separate garden laid to lawn enjoying a good degree of privacy from the main house, including an outside storage room, which could be converted into a sauna. The current owners have established a successful holiday letting business, alternatively the lodge could be used for visiting family and friends, multi generation living or working/running a business from home.





OUTSIDE

The property enjoys a beautifully landscaped and private garden totalling 1.79 acres. The current owner has undertaken substantial improvements to create a varied and peaceful setting and is very much a gardeners garden. The garden is laid to manicured lawn with established flower beds, towards the front boundary is a charming bubbling brook with foot bridges, which feeds the large pond teeming with wildlife. An orchard provides wonderful fruit including apples, pears and plums. A Victorian kitchen garden has been created close to the house, and includes a large ornate Victorian greenhouse with a dwarf brick wall

set with a slate window sill. A wooden barn is arranged as a garage and garden store room but could be rearranged for an outside office.

SITUATION

Child Okeford is a thriving village, between the River Stour to the west and Hambleton 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

What3words///emphasis.confident.kings



SERVICES

Mains electricity and water, private drainage, solar panels and oil central heating.

Superfast broadband is available and mobile phone is limited indoor and likely outdoor as per the ofcom website.

There is no recorded flood risk at the property.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>

MATERIAL INFORMATION

Dorset Council Tel: 01305 211 970
Council Tax Band - G
EPC - D



The Common, Child Okeford, Blandford Forum

Approximate Area = 3661 sq ft / 340.1 sq m (excludes void)

Limited Use Area(s) = 30 sq ft / 2.7 sq m

Annexe = 691 sq ft / 64.1 sq m

Garage = 285 sq ft / 26 sq m

Outbuilding = 865 sq ft / 80.3 sq m

Store & Sauna = 60 sq ft / 5.5 sq m

Total = 5587 sq ft / 519 sq m

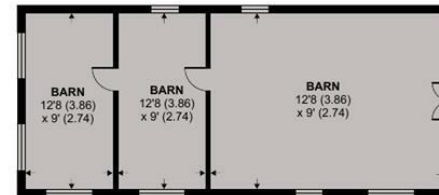
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



ANNEXE

| Energy Efficiency Rating | | Current | Potential |
|---|-------------|-------------------------|-----------|
| Very energy efficient - lower running costs | A (92 plus) | | |
| B (81-91) | | | |
| C (69-80) | | | |
| D (55-68) | | | |
| E (39-54) | | | |
| F (21-38) | | | |
| G (1-20) | | | |
| Mid energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | 71 |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2024. Produced for Symonds & Sampson. REF: 1182199



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