



Ridgeway Lane
Child Okeford
Blandford Forum
Dorset DT11 8HB



- No forward chain
- Plot totalling 0.8 of an acre
 - Potential for an annexe
 - Several outbuildings
- Situated in the heart of a village with good amenities
 - In need of modernisation
- Charming character features
 - Colourful & varied garden

Guide Price £800,000

Freehold

Blandford Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

A charming character farm house with a beautiful and varied garden sitting on a plot totalling 0.8 of an acre with some views overlooking the village and surrounding countryside. Upon entry to the house you are greeted by a light and airy reception hall boasting high ceilings, and tiled flooring befitting a property of the era. The kitchen is very traditional and the heart of the home linking to several other rooms including a utility, and a conservatory overlooking the garden. The kitchen has an aga as the focal point to the room and is laid with tiled flooring and arranged with a wooden breakfast table and chairs. The kitchen is serviced by several utility rooms with access to the courtyard, and to the wonderful garden room, which enjoys a vaulted ceiling with velux windows and two large patio doors. The formal dining room is a light room enjoying a dual aspect with views of the colourful garden and a wood burner set into a brick fireplace and stone hearth. Additional reception rooms include a formal sitting room which benefits from a wood burner and a snug. Both the sitting room and snug have previously been arranged as a small annexe with access to an additional utility and shower room, which would be ideal for multi generation living.

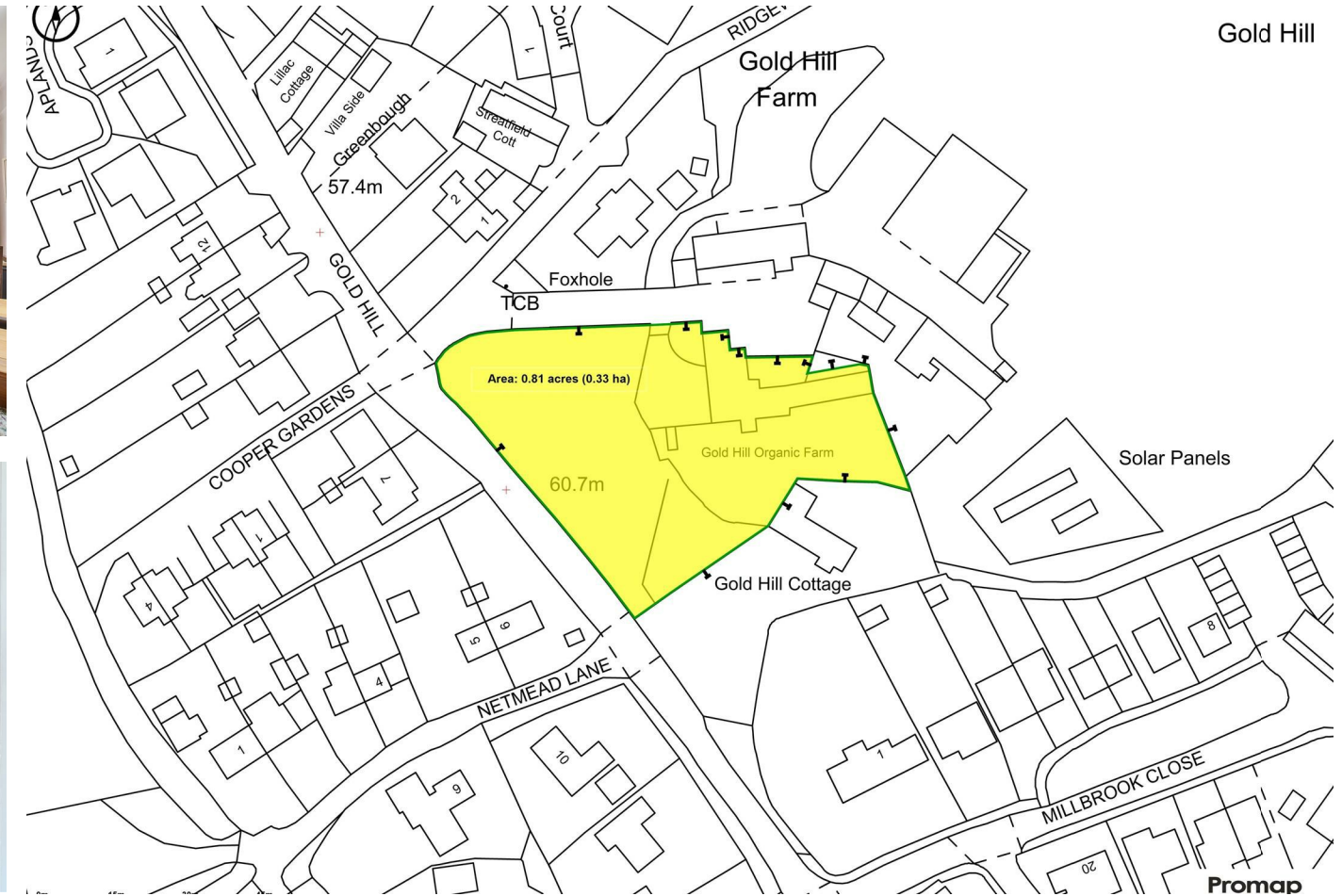
The house includes five good sized double bedrooms the majority of which include built in wardrobes and three bathroom / shower rooms. The master bedroom is a lovely room, enjoying a dual aspect flooding the room with light, and includes a built in storage. Three of the bedrooms are situated to the front of the house and enjoy wonderful elevated views of the front paddock, over the roof tops of the village towards the surrounding countryside.





OUTSIDE

The property is approached by a shared entrance with the neighbouring farm leading to a gravel driveway with parking for multiple vehicles. To the front beyond the driveway is a small paddock bound by hedgerows and trees, which has previously been used to graze sheep. The garden wraps around the southerly boundary of the house and enjoys a southerly aspect. The well maintained and tended garden is a particular feature, with several established and colourful beds, interspersed with trees and



lawn. Included are three outbuildings accessed from a courtyard and right of way, benefitting from light and power and could be used for a variety of needs including storage, workshop or as a home office.

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

what3words:///centuries.dancer.hires

SERVICES

Mains electric, water. Main house oil fired heating. Annexe gas fired heating. 1 solar panel (not in use).
Private drainage - new septic tank being installed
July/August 2025 (due to separation from wider farm)

MATERIAL INFORMATION

Dorset Council Tax Band - F
Tel: 01305 211 970

EPC - E

There is mobile signal and Ultrafast broadband provided to the property as stated by 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>

There is shared entrance with the neighbouring farm, a right of way will be given.
A new land registry compliant title plan is available on request.

Ridgeway Lane, Child Okeford, Blandford Forum

Approximate Area = 3443 sq ft / 319.8 sq m

Outbuildings = 551 sq ft / 51.1 sq m

Total = 3994 sq ft / 370.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
For energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	22-38		
G	1-21		
For energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Symonds & Sampson. REF: 1288656



Blandford/DJP/May 2025



01258 452670

blandford@symondsandsampson.co.uk
Symonds & Sampson LLP
7, Market Place,
Blandford, Dorset DT11 7AH



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT