

Badgers Sett

Station Road, Child Okeford, Blandford Forum, Dorset

Badgers Sett

Station Road
Child Okeford
Blandford Forum
DT11 8EL

A design-led three-bedroom detached bungalow, fully renovated with bespoke finishes and set in the sought-after village of Child Okeford.



- No onward chain
- Beautifully presented throughout
- Three double bedrooms with fitted wardrobes
- Brand new fitted kitchen with integrated appliances
- Light & airy sitting room with bespoke copper radiator feature
 - Two high-spec micro-cement bathrooms
 - Wrap-around garden with private driveway
 - Detached double garage and off-road parking
 - New combi boiler and heating system
- Peaceful, sought-after village location near Hambledon Hill

Guide Price **£490,000**
Freehold

Blandford Forum Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

Badgers Sett enjoys a quiet and peaceful position within the village of Child Okeford. Set back from the road behind a converted former pub, the property sits on its own private driveway, offering complete privacy and freedom from road noise. The entrance opens into a spacious hallway with a vaulted ceiling, introducing the light, calm atmosphere that continues throughout.

The living area forms an L-shaped space filled with natural light from large windows. One curved wall has been reimagined with a bespoke copper radiator that follows its gentle line, creating a distinctive focal point and reflecting the craftsmanship seen throughout the property. The kitchen features a brand new fitted design with integrated appliances including a fridge/freezer, oven with induction hob, dishwasher and washing machine. It also houses a new combi boiler. Throughout the house, all plumbing and heating have been replaced and upgraded, complemented by custom copper radiators and newly laid floors finished in a mix of micro-cement and epoxy resin. There are three double bedrooms, each with built-in wardrobes. The light and restful main bedroom sits at the front of the house, while the second and third rooms provide generous space for guests, family or work. Both bathrooms have been re-designed to a high specification. One features a bespoke, hand-built bath formed from wood and fibreglass, with walls and floors finished entirely in smooth micro-cement. The second is a beautifully detailed wet-room style shower space, with a walk-in rainfall shower, hand basin and w.c., finished in the same refined materials and tones. Single-storey living, contemporary craftsmanship and careful attention to detail make Badgers Sett a unique home where modern comfort meets timeless design.

OUTSIDE

The bungalow is approached via a private driveway set behind a converted former pub, providing excellent privacy and freedom from road noise. It enjoys a secluded wrap-around garden that surrounds the property with greenery and space. To the front, an L-shaped gravel driveway offers parking for several vehicles and allows easy turning, leading to a large detached double garage with automated up-and-over door, power and lighting. The front garden is mainly laid to lawn and framed by mature shrubs and trees, with a patio area near the front door for outdoor dining or morning coffee. The garden continues around to the rear, with further patio space stepping up to a lawn bordered by established planting, trees, a small pond and a greenhouse.

SITUATION

Set between the River Stour to the west and the striking slopes of Hambledon Hill to the east, Child Okeford is a thriving Dorset village surrounded by some of the county's most beautiful countryside. The village has an excellent range of amenities, including a general store and post office, an organic farm shop and café, a church, two welcoming pubs, a doctor's surgery with dispensary, and a primary school with nursery. The property's location is particularly special. From the doorstep, there are countless walks through open fields, along the riverbank and up onto Hambledon Hill, where panoramic views stretch across the Blackmore Vale. It's ideal for dog owners, walkers and anyone who loves being close to nature. Nearby market towns such as Blandford Forum and Shaftesbury offer a wide choice of shops, supermarkets and other facilities, while Gillingham provides a

mainline railway station with direct services to London Waterloo. The A303 lies about 30 minutes to the north, giving convenient access to the south-west and London via the M3. In short, this is country living at its best; a welcoming village with walk-out-the-door freedom, good local amenities and excellent connections.

DIRECTIONS

What3words///juggled.protester.dishing

SERVICES

Mains electric, water and drainage. Gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - E

Tel: 01305 211 970

EPC - C

The property has ultra-fast full-fibre broadband (FTTP) with speeds of up to 1 Gbps, provided by Trooli — ideal for home working, streaming and modern connected living.

Please refer to Ofcom's website for more details.

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

Please refer to the government website for more details.

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



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Approximate Area = 1244 sq ft / 115.5 sq m

Garage = 316 sq ft / 29.3 sq m

Total = 1560 sq ft / 144.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
A++ (91-100)	A++		
A+ (81-90)	A+		
A (71-80)	A		
B (61-70)	B		
C (51-60)	C		
D (41-50)	D		
E (31-40)	E		
F (21-30)	F		
G (1-20)	G		
Not 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1375652



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01258 452670

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



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