



Symonds
& Sampson

Hambledon Cottage

Shaftesbury Road, Child Okeford, Blandford Forum, Dorset

Hambledon Cottage

Shaftesbury Road
Child Okeford
Blandford Forum
DT11 8EQ

A charming character cottage in a sought after location close to village amenities and beautiful countryside. Offered to the market with no forward chain.



- No forward chain
- Close to village amenities
- L shaped kitchen dining room
 - Home office
 - Character features
 - Bathroom & ensuite

Guide Price £775,000
Freehold

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



ACCOMMODATION

Hambledon Cottage is an extended and characterful home situated on the outskirts of Child Okeford, which offers a wide range of amenities and surrounded by outstanding countryside including the cottage's name's sake Hambledon Hill. Upon entry you are greeted by a welcoming hallway leading to a handy family room. The heart of the home is the spacious L shaped kitchen dining room, which has a lovely informal feel. The kitchen area has a charming stable door and is laid with stone flooring, comprising of a range of white base units and a central island both set with a wood effect countertop. Included is a Range Master freestanding cooker and space for white goods. The dining room is decorated with wood panelling, laid with wooden flooring and has an open fire and chimney breast as a focal point to the room. The sitting room is situated to the rear overlooking the garden, a generous room boasting a dual aspect and includes wooden beams together with a feature fireplace and wood burner. There is an office which is ideal for home working. Completing the ground floor is a cloakroom and a storeroom.

Rising to the first floor there is an expansive landing overlooking the rear aspect. The master bedroom is a generous room boasting a dual aspect and includes a comprehensive range of built in wardrobes. The modern ensuite has a double shower, basin and w.c. The remaining three bedrooms would all accommodate double beds and include built in storage. The family bathroom is laid with stone flooring and decorated with part wood panelling, comprising of a white suite of roll top bath, basin and w.c.

OUTSIDE

The property is approached by a gravel driveway with parking for several vehicles. The front garden is bound by a brick perimeter wall, laid with a combination of grass and gravel, currently arranged with outside dining furniture. The rear garden has a stone terrace adjoining the cottage which is ideal for al-fresco entertaining. A path leads to an area with raised beds for fruit and vegetables with the remainder of the garden laid to lawn interspersed with established trees and borders providing a good mix of light and shade.

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///bright.sweated.fortified](https://www.what3words.com/bright.sweated.fortified)

SERVICES

Main gas, electric and water. Shared private drainage with neighbouring property

There is Ultrafast broadband provided to the property as stated by the Ofcom website. Based on customers' experience in the DT11 area, this shows the chance of being able to stream video, make a video call, or quickly download a webpage with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within your postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

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

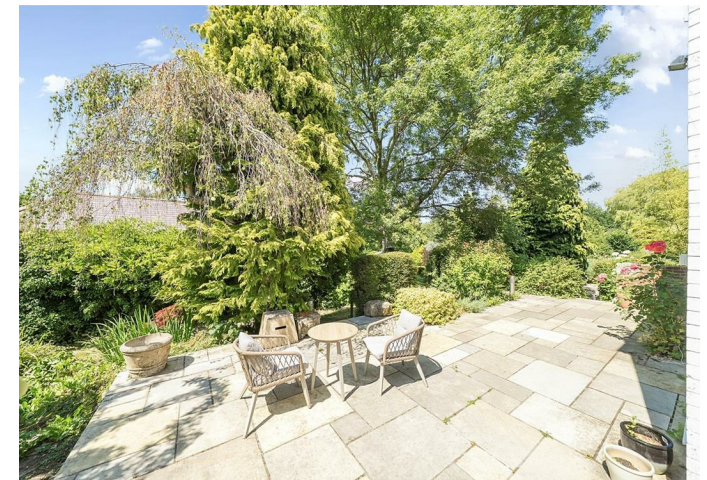
MATERIAL INFORMATION

Dorset Council Tax Band - F

Tel: 01305 211 970

EPC - D

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



Hambleton Cottage, Shaftesbury Road, Child Okeford, Blandford Forum

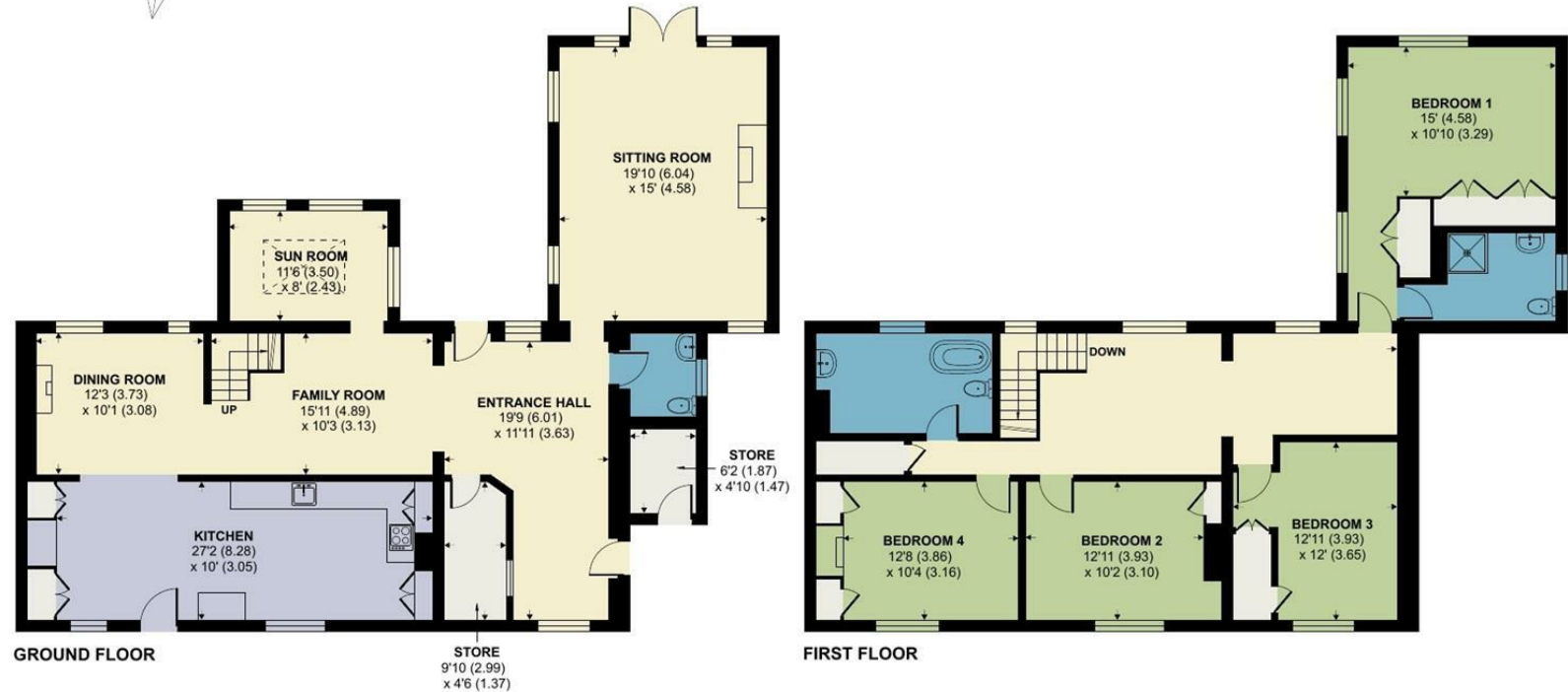
Approximate Area = 2482 sq ft / 230.5 sq m

Outbuilding = 30 sq ft / 2.7 sq m

Total = 2512 sq ft / 233.2 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Very energy efficient - lowest running costs	Current Potential
A++ (92-100)	78
A+ (89-91)	68
A (86-88)	
B (83-85)	
C (81-82)	
D (78-80)	
E (75-77)	
F (73-74)	
G (71-72)	
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). © ntechcom 2025. Produced for Symonds & Sampson. REF: 1304512



Blandford/DJP/July 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 & Sampson LLP have not tested any services, equipment or 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