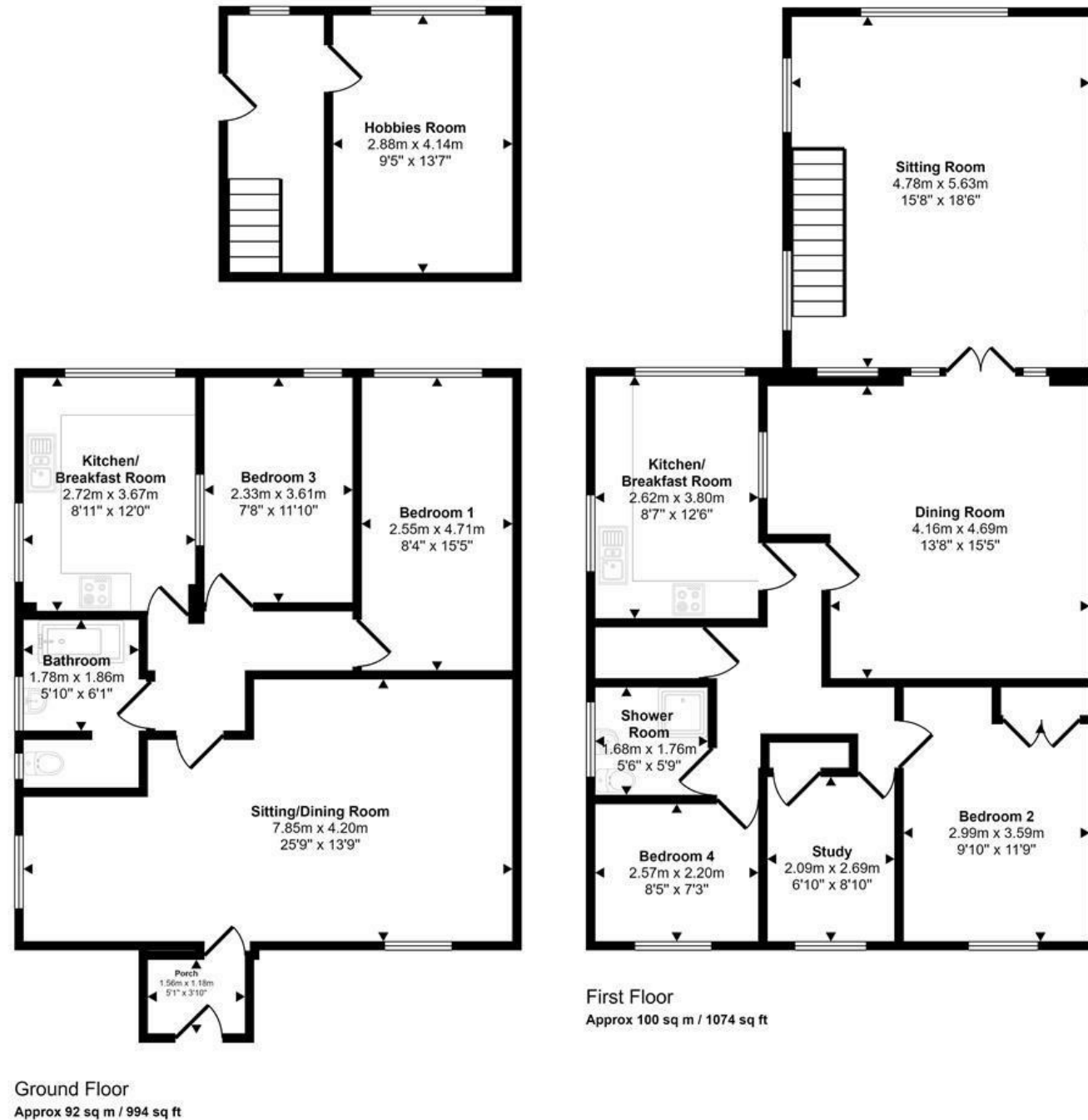


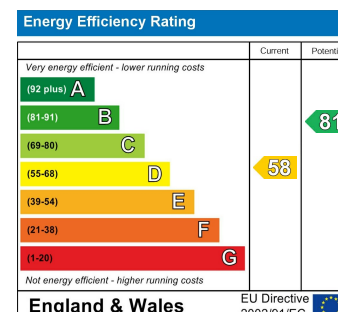
Approx Gross Internal Area
192 sq m / 2069 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The Cross Child Okeford

Asking Price
£450,000

Cash Buyers Only A great opportunity to purchase an interesting modern linked detached house, offering flexible usage, currently presented as two self contained apartments with the choice to either keep them separate or combine them into one spacious dwelling, catering to your specific needs. Located in a highly desirable village with amenities on the doorstep, this property combines the charm of village life with the convenience of modern living. Child Okeford, benefits from a post office/stores with tea room, village hall, doctors surgery and primary school. The village also boasts two public houses, a garden centre and an organic farm shop, art gallery and café.

The property built in 1972 as the current owners own home and business premises, boasts a unique history as the front of the building used to be the local butchers, adding character and charm to the property. There is scope to enhance and the option to utilise the space for both residential and income purposes, as such, this property presents a versatile investment opportunity. The ground floor apartment provides two good sized bedrooms and one particularly spacious reception room, whilst the first floor benefits from three reception rooms and three bedrooms, both offering ample space for comfortable living. As such the property has the potential to create a substantial and imaginative contemporary home that will satisfy many needs. Of particular note, is the outside space with generous parking and large garden, which delivers a perfect space for relaxation or outdoor activities.

A viewing is absolutely necessary to realise what is on offer and the chance to own this unique and versatile property with iconic views of Hambledon Iron Age Hill Fort and St. Nicholas Church, in the heart of Child Okeford.

Cash Buyers Only Currently arranged as two apartments with their own entrances. The ground floor apartment is to the front with a useful porch that has access into a large double aspect reception room. From the inner hall there is access to two double bedrooms, bathroom and the kitchen/dining room. The first floor apartment has an entrance, ground floor reception room with two further reception rooms on the first floor. There are three bedrooms, a shower room and kitchen/dining room. Outside, there is generous parking, outbuilding and large garden.



The Property

Accommodation

Ground Floor Apartment

The entrance to the apartment is to the front of the building. A doorway gives access into a useful porch with ample space for coats, shoes and boots that leads into a particularly spacious living room, with practical laminate flooring. This enjoys a double aspect with views to the village church. There is plenty of room for a formal dining table and chairs, if desired or space for a study area. The inner hall leads to a family bathroom with corner bath and two double bedrooms, as well as the kitchen/breakfast room offering a range of storage cabinets, drawers and space for a selection of freestanding appliances. There is currently a built in Bosch electric oven, Smeg glass ceramic hob and a washing machine. There is also the gas fired central heating boiler.

First Floor Apartment

This is accessed from the side/rear of the property where there is a good sized storm porch to the entrance. The entrance hall has stairs rising to the first floor as well as a lift and door to a ground floor reception room currently being utilised as a study. The hall also has a beautiful parquet wood block floor. The stairs rise to a light and spacious galleried reception room, which is where the lift reaches, that enjoys a double aspect. The large rear window takes in an expansive view over the garden to

countryside and Sturminster Newton in the distance, enjoying pink sunsets in the evening. It too has a wonderful parquet wood block floor. A set of paned glass double doors flow into a further large versatile space, continuing parquet wood block flooring. This floor offers a dual aspect kitchen/breakfast room fitted with Bosch appliances (washing machine, slimline dishwasher, electric oven and an electric hob) plus the oil fired central heating boiler. It also offers a modern shower room and three good sized bedrooms (two enjoy fitted wardrobe space), all enjoy iconic views to St Nicholas Church and Hambledon Iron Age Hill Fort.

Outside

From The Cross double timber green gates open onto a tarmac drive that sweeps around the property to the rear parking where there is very generous parking for multiple vehicles, including storage for caravans or boats. There is also a double garage with adjoining workshop and a gate from the driveway opens into the large garden mostly laid to lawn and offers a blank canvas for one's own design. If is fully enclosed and has excellent privacy and total plot size of about a fifth of an acre. There is also a paved patio section to the side of the parking area and smaller area with trees and shrubs. as well as the private forecourt to the front.

Useful Information

Energy Efficiency Rating D

Council Tax Band - Ground Floor - B (discounted annexe) First Floor - C
Mixed Single Wood Frame/Double Glazed and uPVC Glazing
Ground Floor Flat - Gas Fired Central Heating from a Combination Boiler. First Floor Flat - Oil Fired Central Heating from a Combination Boiler
Mains Drainage
Freehold

Directions

From Sturminster Newton

At the traffic lights turn onto Old Market Hill. Turn left at the next set of lights heading towards Shaftesbury. Continue through the village of Manston and turn right on the bend heading towards Child Okeford. Continue on this road into the village - passing the Saxon Pub and farm shop, go past the village hall and up the hill. The property will be found on the right hand side, next to the public house and opposite The Cross and St Nicholas Church. Postcode DT11 8ED

Internal inspection comes highly recommended to appreciate the space and options this property presents.

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.