



Floorplan

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Nutmead Close Child Okeford

Guide Price  
£550,000

A fabulous chance to purchase a well presented and maintained detached bungalow, which has been seamlessly extended to provide contemporary and spacious living accommodation. The property benefits from flexible room usage with three double bedrooms and enjoys a peaceful location at the end of a small cul de sac adjoining fields. Situated in the desirable and sought after village of Child Okeford, it is within walking distance to all the facilities. There is a post office/stores with tea room, village hall, doctors surgery and primary school. There are also two public houses and a garden centre with an organic farm shop, art gallery and café.

The property dates to the early 1970s and has been the much cherished home of our seller for the last sixteen years. During this time it has been meticulously maintained and has benefitted from some refinements to enhance everyday life. There are wholly owned solar panels that have their own battery storage - a great investment for possible electric supply interruption, a water filtration system to reduce water contaminants and an electric vehicle charging point.

Inside, the open plan kitchen, dining, and garden room create a fabulous space for entertaining family and guests or simply relaxing, taking in the scenic views of the garden and countryside. The bright sitting room boasts a wood burner that adds a touch of warmth and a cosy atmosphere on chilly nights and the attic room is perfect for model train enthusiasts. The essential boot room is ideal for kicking off muddy boots and drying off pets after exploring the direct access path to the countryside.

Outside, the large private garden benefits from a sunny aspect and is fully enclosed providing a safe and secure space for children and pets to play freely and there is plenty of parking for multiple vehicles.

A viewing is essential to fully appreciate all that this home has to offer, as well as the environment.





## The Property

### Accommodation

#### Inside

The property is approached from the drive via a path that leads to a storm porch and the front door. An engineered oak door with arched stain glass inset opens into a good sized welcoming entrance hall. There is an opening to the boot room and engineered oak doors to the bathroom, bedrooms one and three, sitting room and the dining area. There is also access to the boarded attic room with a pull down ladder and fitted with light and power - a great place for a model railway.

The sitting room enjoys a double aspect with large window overlooking the front garden and sliding door to the side opening to the decked terrace. It is fitted with book/display shelves plus a bracket for a television. There is also a stone fireplace with wood burner. Tri-folding doors open into garden room area, which has a window to the rear and double doors opening to the decked terrace. It opens to the dining area. This has a built in linen cupboard and a further cupboard housing the gas fired central heating boiler and opens to the kitchen, which overlooks the main garden to the side and adjoining countryside.

The kitchen is fitted with a range of stylish, contemporary soft closing units consisting of floor cupboards with pull out corner carousels, two pull out larder style racks, separate drawer unit with cutlery tray and pan drawers and eye level cupboards. There is a generous amount of solid wood work surfaces (with breakfast bar area) and matching upstand and inset one and half bowl stainless steel sink with a swan neck mixer tap and separate filtered tap with a reverse osmosis filter system that eliminates water contaminants. There is an integrated dishwasher, space for an American style fridge/freezer and an eye level built in electric oven with hide and slide door plus an induction hob with brushed metal splash back and an extractor hood. A door opens to the utility cupboard with space and plumbing for a washing machine. Both the dining area and kitchen are laid to attractive Hickory wood effect laminate.

The bathroom is fitted with a modern suite consisting of a vanity wash hand basin with mono tap and tiled splash back, low level WC with dual flush facility and a deep bath with mixer tap and electric shower above. The floor is laid to vinyl. The boot room lies to the rear of the bungalow with a high level window to the drive side and a part glazed door to the rear where there is a covered area - ideal for wet pets and children. There is a door to bedroom two and the floor is laid to laminate tiles for easy cleaning.

There are three double bedrooms. Bedroom three is currently presented as a study with built in display/storage shelves and work station. Bedroom one

enjoys an outlook over the front garden and has a range of free standing wardrobes, which are included in the sale. Bedroom two has double doors opening out to a paved seating area to the back of the bungalow - an ideal private spot for a morning coffee. It also benefits from an en-suite shower room, which is fitted with a stylish suite consisting of combination unit of vanity wash hand basin with waterfall mixer tap and low level WC with dual flush facility plus an illuminated demisting mirror above and there is a large walk in shower cubicle with mains shower.

#### Outside

##### Parking and Garage

The property is located at the end of the cul de sac where the long tarmac drive provides parking for up to five cars. There is also a pull in off the drive for a caravan/boat or motor home. The drive leads up to the garage. This has an up and over door and is fitted with light and power. It measures about 5.21 m x 2.74 m/17'1" x 9'. A gate to the side of the garage opens to a paved seating area and the garden.

##### Gardens

At the front of the bungalow there is the pull in and path leading to the front door and a small seating area that offers great privacy. A timber gate opens to the main garden, which lies to the side of the property. This is mostly laid to lawn with borders planted with a variety of trees, shrubs and flowers. There are eating and cooking apple trees as well as two pear trees. There is a summerhouse with gravelled frontage and to the back of the bungalow there is a greenhouse and shed with light and power. From the garden steps rise to a decked seating area, which takes in a view over the garden to the adjoining countryside. From the bottom of the garden there is access to a path, which goes through the fields to the river - great for dog owners. The whole plot benefits from great privacy with a sunny aspect and extends to about a fifth of an acre.

#### Useful Information

Energy Efficiency Rating tba  
 Council Tax Band D  
 uPVC Double Glazing  
 Full Fibre Broadband to the property  
 Gas 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 until the village passing the Saxon Pub and farm shop. Take a right turn into Nutmead Close - this is just after passing Millbrook House on the left. The property will be found at the end of the cul de sac on the right hand side. Postcode DT11 8EZ



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.