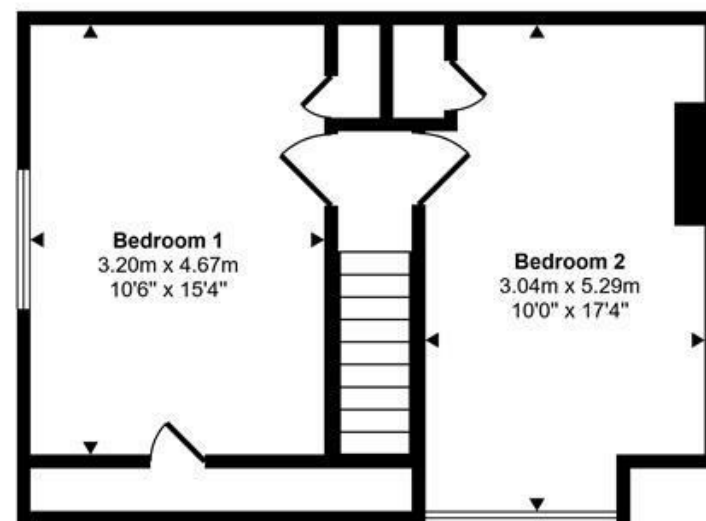


Morton • New

selling and letting properties



Ground Floor
Approx 54 sq m / 579 sq ft

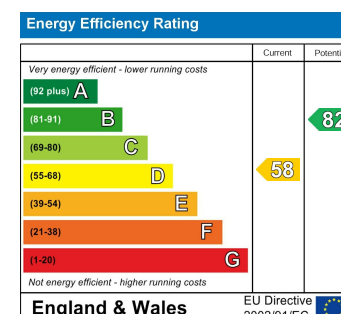


First Floor
Approx 38 sq m / 411 sq ft

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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Jacobs Ladder
Child Okeford

Asking Price
£325,000

Situated in a peaceful cul-de-sac within the highly desirable village of Child Okeford, this delightful chalet-style bungalow offers a blend of comfort and versatility. Featuring two spacious double bedrooms and two inviting reception rooms—one with a feature fireplace for those chilly evenings—the second reception room could easily be used as a third double bedroom, providing flexible living arrangements.

The well-sized kitchen has ample space for a small dining table and chairs, perfect for casual meals. A modern new shower room suite adds to the home's convenience, while recent internal redecoration and brand-new carpets plus a new oven, hob and extractor fan, give it a fresh and welcoming feel - all you need to do is add your own personal items to call it home.

Located within walking distance to the village centre, you'll find a shop with a tea room, a village hall, and a doctor's surgery. A little further on, there is an organic farm shop with a café, a traditional public house, and a primary school, making this an ideal location for families and those looking for a vibrant village lifestyle.

Outside, a large rear garden awaits your creative touch, offering plenty of potential to transform it into a stunning outdoor retreat. The property also benefits from off-road parking for two cars and the added advantage of no onward chain, ensuring a smooth and hassle-free move.

A wonderful opportunity to settle in a picturesque village setting—viewing is highly recommended!

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The Property

Accommodation

Inside

Ground Floor

The main entrance lies to the rear of the property where a part glazed uPVC door opens into a good sized porch with coir matting and doors to the store room housing the gas boiler and the entrance hall. From the hall there is access to all ground floor rooms.

The sitting room overlooks the front garden and benefits from plenty of natural light and feature stone fireplace. There is also a further reception room that could be used as the dining room or the third bedroom, if required. It, too, overlooks the front garden and enjoys ample light.

There is a good sized kitchen with space for a small table and looks out over the rear garden. It is fitted with a range of modern wood grain effect floor cupboards with drawers, separate drawer unit and eye level cupboards. There is a generous amount of work surfaces with a tiled splash back and a stainless steel sink and drainer with a mono tap. The electric oven and ceramic hob are built in and have an extractor hood above (all brand new)

Outside

Parking and Garden

The property is approached from the cul de sac onto a wide tarmacadam drive with space to park at least two cars. The rest of the frontage is laid to lawn and enclosed in part by hedgerow and timber fence panels.

At the back of the property there is a purpose built brick shed with light and power (2.13 m x 3.94 m/7' x 12'11") that

,and there is space and plumbing for a washing machine and fridge/freezer. For easy cleaning the floor is laid in an attractive wood style vinyl.

Also on the ground floor is a modern shower room fitted with a stylish suite consisting of a combination WC and vanity wash hand basin and large walk in shower plus chrome heated towel rail and tiled floor.

First Floor

From the landing there is access to the insulated loft space and doors to the bedrooms, which are both double sized with one having a view over the rear garden and the other one to the side with a partial view of Hambledon Hill in the distance. Both have built in wardrobes.

Useful Information

Energy Efficiency Rating tba
Council Tax Band C
uPVC Double Glazing
Gas Fired Central Heating from a Combination Boiler
Mains Drainage
Freehold
No Onward Chain

Directions

From Sturminster Newton
Leave Sturminster via Bridge Street. At the traffic lights proceed over the bridge and turn left heading towards Blandford. After about 5 miles and just before Shillingstone, turn left towards Child Okeford. At the village take the first turning left by the school into Haywards Lane. Jacobs Ladder will be found on the right hand side - take the second turning for Jacobs Ladder and follow the road round the corner where the property will be found on the right hand side. Postcode DT11 8EA

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 firms employment has the authority to make or give any representation or warranty in respect of the property.