

The logo for Symonds & Sampson, featuring the company name in white serif font on a dark green rectangular background with a thin yellow horizontal line at the bottom.

Symonds  
& Sampson

A photograph of a two-story building with a mix of red brick and dark wood cladding. The ground floor has two dark doors with circular windows, and the upper floor has several windows. The building is surrounded by a gravel driveway and a lawn with various plants and shrubs.

# Dairy Cottage

The Cross, Child Okeford, Blandford Forum, Dorset

# Dairy Cottage

The Cross  
Child Okeford  
Blandford Forum  
Dorset  
DT11 8ED



- No forward chain
- Located in the heart of a popular village
  - Walking distance to amenities
- First time to the market in 30 years
  - Private & quiet development
  - Recently replaced kitchen
  - Character features

Guide Price **£400,000**

Freehold

Blandford Forum Sales  
01258 452670

[blandford@symondsandsampson.co.uk](mailto:blandford@symondsandsampson.co.uk)



## ACCOMMODATION

Dairy Cottage is coming to the market for the first time in 30 years and is situated in a quiet private development in the heart of Child Okeford, just a short walk to the village amenities. The heart of the home is characterful sitting room which includes many wonderful features such as wooden beams and a fireplace. The recently renovated kitchen overlooks the rear garden and comprises of a range of tasteful shaker style wall and base units with a range of integrated appliances. A conservatory connects both the kitchen and sitting room, a light and bright room with doors to the rear garden it would make an ideal dining room. Completing the ground floor is the cloakroom comprising of basin and w.c.

The main bedroom is a good size double situated to the front of the cottage and includes a comprehensive range of built in wardrobes. The second bedroom is situated to the rear overlooking the garden, easily accommodating a double bed and includes a built in wardrobe. The third bedroom is a nice size single bedroom currently arranged as an office and includes a built in wardrobe. The bathroom comprises of a disability bath, basin and w.c.

## OUTSIDE

The property is approached by a parking area immediately in front of the dwelling laid to stone chippings. Opposite the front door situated in a block is a single garage benefitting from an electric open and over door and lighting. The rear garden enjoys a sunny aspect and has been landscaped for ease of maintenance, a stone pathway leads to established flower beds.

## 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.

## DIRECTIONS

what3words:///prop.bedrooms.radiates

## SERVICES

All mains services

## MATERIAL INFORMATION

Dorset Council Tax Band - E

Tel: 01305 211 970

EPC- C

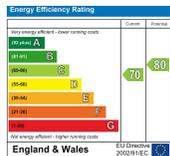
There is broadband and mobile coverage in the area, please refer to Ofcom's website for more details.

<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>

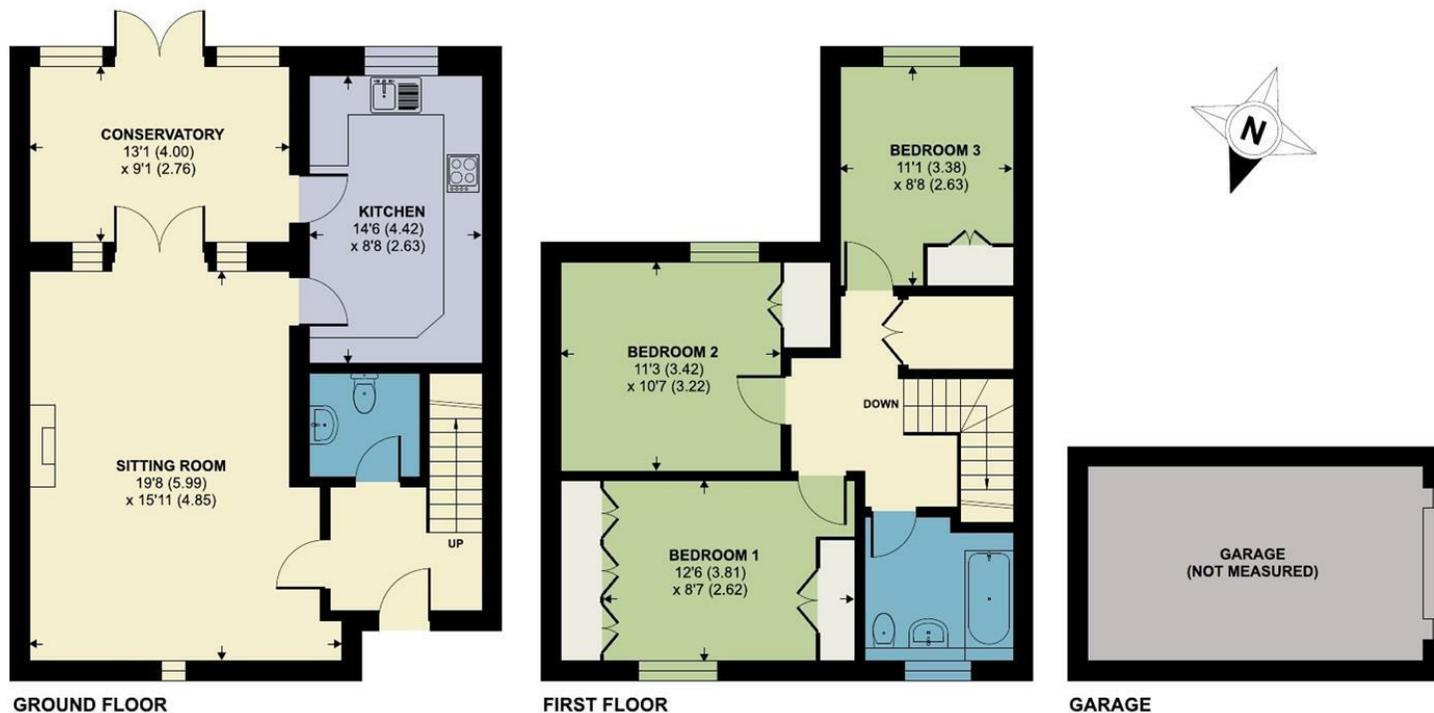




# The Cross, Child Okeford, Blandford Forum

Approximate Area = 1221 sq ft / 113.4 sq m (exclude garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1419151



Blandford/DJP/March 2026



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 and Sampson LLP have not tested any services, equipment of 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