Symonds & Sampson



6

Knotts Close, Child Okeford, Blandford Forum, Dorset

6

Knotts Close
Child Okeford
Blandford Forum
Dorset DT11 8ES

A detached bungalow with a large and level west facing garden in this quiet cul de sac in a highly regarded village.

2 1 2

- Detached bungalow with large level garden
- Favoured side of the close
- Set back from the cul de sac road
- Scope to convert loft (subject to consents)
- 16 Solar panels

Guide Price £500,000
Freehold

Sturminster Sales
01258 473766
sturminster@symondsandsampson.co.uk







THE PROPERTY

A welcoming entrance hall from the driveway leads to a dual aspect sitting room containing a woodburning fireplace and a picture window to the rear overlooking the extensive level garden. Steps down to a conservatory gives access to the integrated garage, log store and the terrace above the garden. The kitchen has a range of wall and floor units with the back door to the side access.

The two bedrooms are both doubles with extensive built in wardrobes to Bedroom 1 and a built in wardrobe and wash hand basin in Bedroom 2. The airing cupboard, family bathroom and separate wc in between the bedrooms.

Solar panels have been installed in 2010 and feed into the grid.

OUTSIDE

Approached along the cul de sac road is a good parking area alongside the front garden. Access to the rear is from either side and leads to the extensive and level lawned west facing garden with a productive potager garden to the far end beyond the fence. The patio area immediately off from the conservatory is paved and gives south and west views up towards Lanchards above Shillingstone. A useful shed is near the house.

SITUATION

Child Okeford is situated beneath Hambledon Hill, surrounded by countryside designated as a National Landscape. The village is situated well away from main roads and traffic noise and the river Stour with its lush meadows and lightly wooded hillside is to the South. The village has an excellent range of amenities including a shop with post office, a public house, doctors surgery, primary school, organic shop and church. It is within easy distance of Blandford Forum (6 miles) Shaftesbury, (8 miles) Sturminster Newton (5 miles) and Bournemouth (25 miles). The area is well known for its excellent range of independent and state schools.

DIRECTIONS

What3words///revived.advancing.silk

SERVICES

Mains electric, gas and drainage are connected. Gas fired central heating. 16 Solar panels.

MATERIAL INFORMATION

Standard, superfast and ultrafast broadband is available.
There is mobile coverage in the area, please refer to Ofcom's website for more details.
Council Tax Band: D
Dorset Council Tel: 01305 221000
Photographs taken October 2026







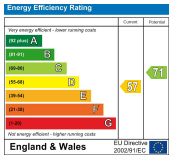
Knotts Close, Child Okeford, Blandford Forum

Approximate Area = 1017 sq ft / 94.4 sq m
Garage = 166 sq ft / 15.4 sq m
Total = 1183 sq ft / 109.9 sq m
For identification only - Not to scale



GROUND FLOOR

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: 1539466







STU/WT/1126

RICS Regulated by RICS
naea | propertymark PROTECTED
www. the londonoffice.co.uk 40 ST JAMES'S PLACE SW1

01258 473766

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR

Symonds & Sampson

Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.
All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.