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Higher Common, Child Okeford, Blandford Forum, Dorset

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Higher Common Child Okeford Blandford Forum Dorset DT11 8QX

A superb equestrian four bedroom period property set in 4.77 acres with stables and free draining paddocks in the desirable village of Child Okeford.



- Well presented four bedroom period home situated in 4.77 acres
 - Large chalet style balcony with stunning views
 - Large private garden
- Superb three bay stable with store and hard standing
 - Free draining paddocks with year round grazing
- Easy access to miles of bridlepaths and Hambledon Hill
 - Triple garage and parking for multiple vehicles

Guide Price **£795,000**

Freehold

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THE PROPERTY

5 Higher Common is situated in a quiet and private elevated position at the end of a row of cottages. The house has been extended over time to provide the spacious period home with good, well proportioned accommodation that we see today. The central hall leads to all the principal downstairs rooms giving the house a wonderful flow for ease of family living. The kitchen is a well appointed room with a three oven Smeg range, Smeg integrated dishwasher, a good range of fitted cupboards and space for a kitchen table. The kitchen has a door leading out to a back lobby with a shower/wet room and utility room conveniently positioned by the back door. The dining room has space for a large dining table and leads through to the south facing sitting room which has a garden door out to the limestone terrace and garden beyond. A double sided wood burner connects the sitting room to the large hall and office area.

The stairs lead to the most superb chalet inspired extension with large glass doors leading to a large balcony that takes in the incredible views of the surrounding North Dorset countryside and gives wonderful internal light. There are four good sized bedrooms and a well appointed family bathroom. The master bedroom benefits from an ensuite shower room.

OUTSIDE

5 Higher Cottage extends to approximately 4.77 with acres with 4.05 acres of adjoining fields and is approached over a shared drive from the lane where there are two parking spaces and parking for other Higher Common residents only. From the parking area a 5-bar gate leads to a private drive and the large triple garage with an array of solar panels on the roof. Adjacent to the garage is a stable block comprising a three bay stable and store with further shed behind. In front of the stables is a large area of concrete hard standing and space for multiple vehicles. A five bar gate beyond the stable and parking area leads to the well maintained paddocks which are a particular feature of the property.

The paddocks are free draining pastureland giving year round grazing, which have been double fenced with post and rail and stock fencing with mains contacted electric fencing to the boundary. There is also a large field shelter at the bottom of the northern paddock.





Exceptional out-riding can be found on Hambledon Hill on the extensive network of North Dorset bridlepaths which can be found a small distance along the lane from the property. There is a footpath that leads from the top of the southern paddock directly on to Hambledon Hill.

The garden is to the south of the house and is of a good size and very private. A limestone paved terrace sits directly outside the house, perfectly situated for al fresco entertaining. Beyond the terrace is the large lawn with wildlife pond, large brick built shed which could be used for a variety of purposes (STPP) and a pedestrian path leading to the village street.



SITUATION

Child Okeford is a highly desirable village that 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. 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, post office, two public houses, 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:///radiated.paint.forced

SERVICES

Mains water and electricity are connected to the property. Private drainage. Oil fired central heating system. Solar panels.

MATERIAL INFORMATION

Standard and superfast broadband is available.

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

Council Tax Band: C

Dorset Council Tel: 01305 221000

Photographs taken August 2026

Agents Note: There is a public footpath through the field the from parking area.



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Approximate Area = 2342 sq ft / 217.5 sq m

Garages = 897 sq ft / 83.3 sq m

Outbuildings = 399 sq ft / 37 sq m

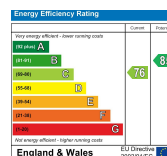
Total = 3638 sq ft / 337.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1503661

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