



**CHAFFERS**  
ESTATE AGENTS



**1 Aplands Gold Hill,  
Child Okeford, Blandford Forum, DT11 8HF**

Ideal first home or low-maintenance village living in sought-after Child Okeford – no onward chain  
A well-presented two-bedroom modern cottage, nestled in the picturesque village of Child Okeford, Dorset. Thoughtfully maintained and ideal for first-time buyers or a single occupant. The property offers a clean, contemporary feel throughout, with well-proportioned living spaces designed for comfort and practicality. This charming home is easy to manage and low-maintenance, making it a great option for those seeking a simple, stylish living space without the upkeep of a garden.

**Price Guide £250,000 Freehold**

Council Tax Band: A

# 1 Aplans Gold Hill, Child Okeford, Blandford Forum, DT11 8HF



- First Time Buyers
- Option to buy furnished
- Sitting room with woodburning stove
- Beautiful Kitchen/Diner
- Desirable Village
- Ready to move-in
- Low Maintenance

## Description:

A well-presented two-bedroom modern cottage, positioned in the heart of Child Okeford, Dorset. Offered with no onward chain, the property is ready to move into and may be available furnished by separate negotiation.

The accommodation is bright and well proportioned, with a comfortable living area, modern kitchen and two bedrooms. The layout is clean, practical and immediately liveable, reflecting a home that has been consistently well maintained.

Ideally suited to first-time buyers, downsizers or those seeking a low-maintenance lifestyle, the cottage is easy to manage and fits naturally with modern day-to-day living. Its manageable scale and minimal upkeep requirements make it a particularly attractive option for buyers looking for simplicity without compromise.

Set within a well-regarded village setting, the property offers a balance of countryside surroundings and everyday convenience. It works equally well as a full-time residence or a lock-up-and-leave, offering flexibility without defining its primary use.

The bathroom is sleek, elegant and timeless with a white suite comprising of bath with shower over, white underground style tiles, low level W.C. and a pedestal wash hand basin.

The hallway stairs lead to the two bedrooms, one of which is a double bedroom facing the front of the house and single facing the rear of the property.



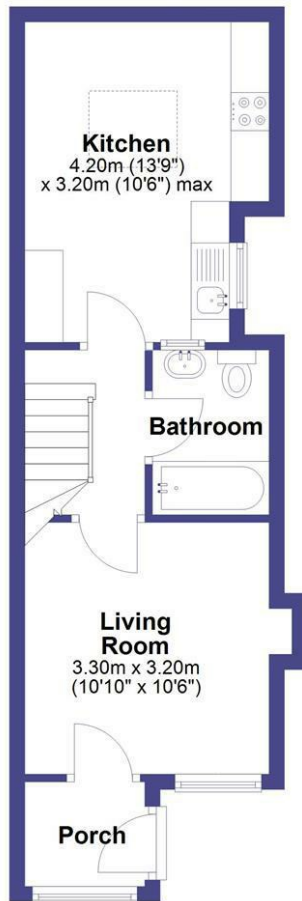
## Directions

Address: 1 Aplans, Gold Hill Child Okeford, Blandford Forum, DT11 8HF  
What3Words: [///bloom.conquest.gurgled](https://www.what3words.com/#!/bloom.conquest.gurgled)

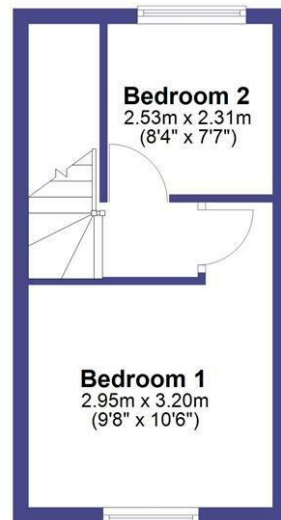


# Floor Plan

## Ground Floor



## First Floor



Total area: approx. 54.2 sq. metres (583.7 sq. feet)

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Market Place, Sturminster Newton, Dorset, DT10 1AS  
Tel: 01258 473900 Email: sturminster@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	