





## Property Description

Child Okeford History:

Nestled beneath the dramatic slopes of Hambledon Hill in the Blackmore Vale, the village boasts a rich heritage, with evidence of settlement dating back thousands of years and one of Britain's finest Iron Age hill forts overlooking the village.

The village was recorded in the Domesday Book of 1086 as Axford. The name Okeford derives from the Old English meaning "ford by the oak tree". Today, Child Okeford is a highly desirable North Dorset village, combining a strong community spirit with a picturesque rural setting, excellent countryside walks, and easy access to nearby market towns.

Description:

Located in a quiet cul-de-sac in a popular village this three bedroom mid terrace house has a hidden surprise! - The huge garden, but in addition the accommodation is spacious and bright and comprises Ground floor hallway with storage cupboards, Good sized Reception Room leading to large Conservatory and the garden, Fitted kitchen. Attractive Bathroom and Separate WC. Upstairs Three Bedrooms all doubles with views over the garden.

Outside there is parking for Three Cars a small garden and side entrance to rear. Three separate workshops and storage areas and an amazing garden circa 5th of an acre.

Transport

3 miles from Sturminster Newton, 8 miles from Blandford Forum.

Good road access via the A357 and nearby A350, with links to Poole, Bournemouth, Salisbury, and the wider Dorset area.

Mainline rail stations at Sherborne and Poole to London.

## Entrance Hall

Entrance hall with double glazed window to front overlooking the front garden. Door to side with access to side passageway. Stairs to first floor. Two Built in cupboards and airing cupboard. Access to Kitchen, Reception Room and Bathroom and Wc.

## Lounge

Double Glazed Window to front overlooking the front gardens. Double glazed Double doors leading to the conservatory. Radiator and serving hatch to the kitchen.

## Kitchen

Double Glazed Window overlooking the rear garden. Range of base and eye level units with utility space for washing machine and dishwasher, inset single bowl sink and drainer, integrated hob and integrated oven.

## Conservatory

Double Glazed windows to three aspects giving uninterrupted views of the gardens and fields beyond. Double doors opening on to the lawn and gardens.

## Cloakroom

Double Glazed opaque window to side aspect. Part tiled walls. Alienate High Level WC with high cistern with matching wash hand basin.

## Bathroom

Double glazed opaque window to the rear. Designer bath with an overhead shower, matching vanity wash hand basin. Heated towel rail.

## Landing

Landing with Double Glazed window to front and doors to all rooms.

## Bedroom 1

Double glazed windows overlooking the gardens, radiator under. Fireplace. Built-in wardrobe and an additional walk-in storage area.

## Bedroom 2

Double glazed windows to the rear again overlooking the gardens. Built in Wardrobe. Radiator.

## Bedroom 3

Double glazed window to the front overlooking front garden and parking area. Built-in Wardrobe. Radiator.

## Front Garden

The front garden is mainly laid to lawn with fence and hedge borders arch through to parking areas with space for two /three cars.

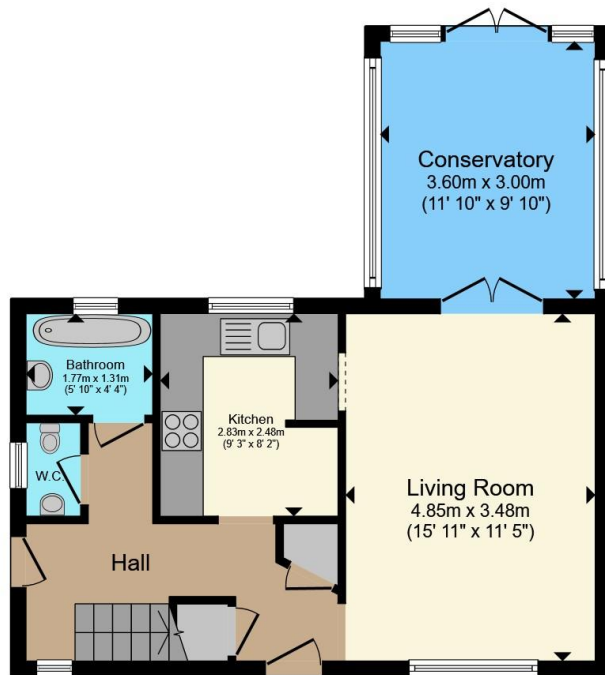
## Rear Garden

Amazing rear garden which is approaching 5th of an acre has mature trees and shrubs and is mainly lawn but large enough to divide into separate areas. Outside there is also a brick built outbuilding divided up into three separate workshops/storage/work from home spaces.

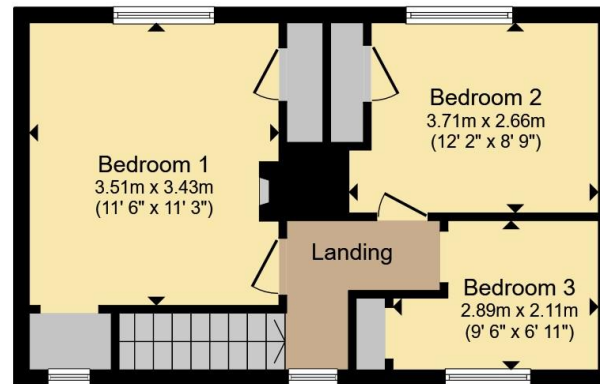








**Ground Floor**



**First Floor**

Total floor area 88.3 m<sup>2</sup> (951 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**directions to this property:**

Head north on Salisbury St/B3082 toward Anchor Gateway, Turn left onto Whitecliff Mill St/B3082 then Slight left onto Milldown Rd/B3082 Continue to follow B3082. Turn left onto A350 for 2.8 miles Turn left 1.3 miles continue onto Duck Street 0.6 miles then turn left onto Station Rd and Turn right onto Haywards Lane finally turning left onto Chalwell the house is located at the bottom of the road and you can park on the gravel hardstanding in front of the house.

EPC Rating: D Council Tax  
Band: C

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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