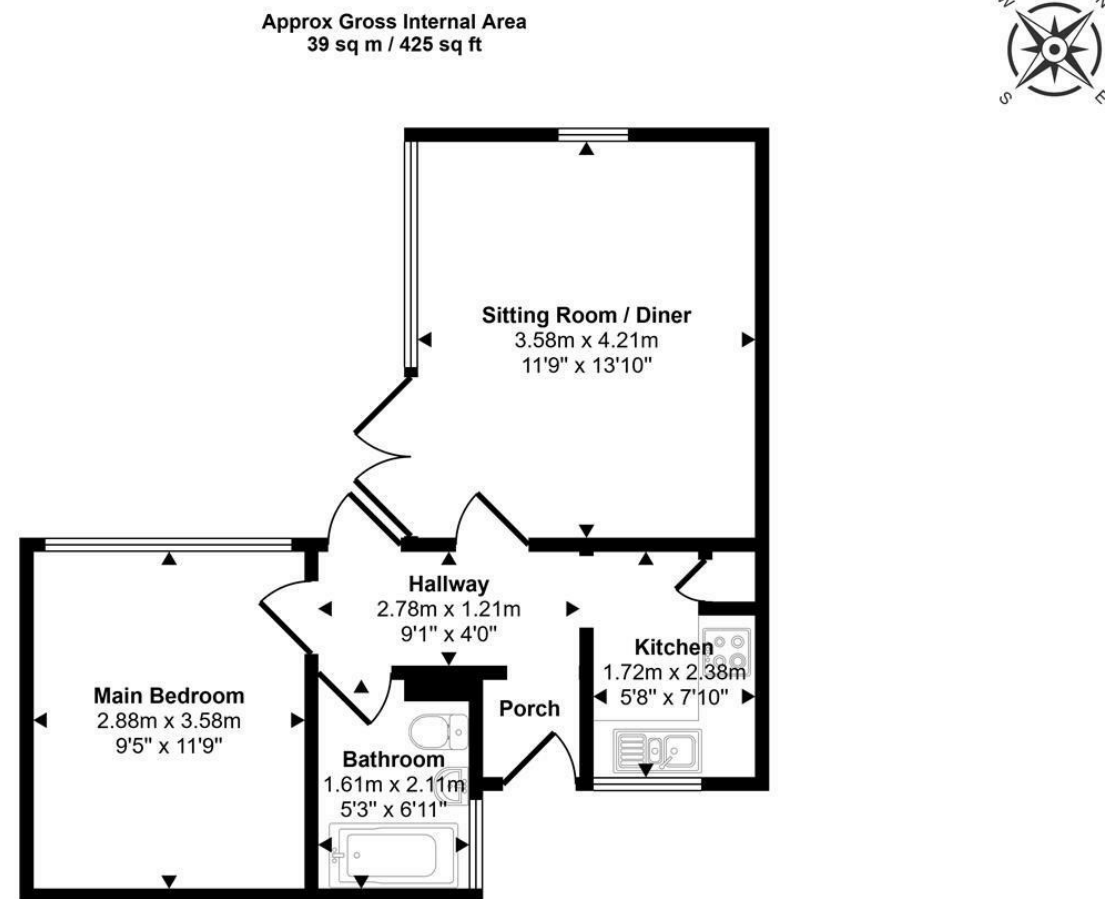




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Millbrook Court
Child Okeford

Guide Price
£225,000

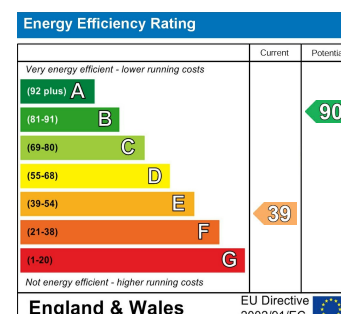
A one bedroom semi detached bungalow tucked away in a quiet corner of the much sought after village of Child Okeford, nestled in the Blackmore Vale beneath the backdrop of Hambledon Hill. Well served for a village of its size, Child Okeford offers a post office and general store, a GP surgery, a primary school, two public houses and a village hall. Sturminster Newton is around three miles to the West whilst Blandford Forum and Shaftesbury are both within easy reach for a wider range of shopping and amenities.

Offered with scope to modernise and improve, the accommodation extends to approximately 425 square feet arranged across a single level. A well lit sitting room diner, a kitchen, a bathroom and a good sized double bedroom all contribute to a practical and manageable layout.

Outside, an enclosed garden enjoys a good level of privacy and is not overlooked, with double doors leading directly out from the sitting room. Two parking spaces are available a short distance from the property. Offered for sale with the benefit of no onward chain.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk





The Property

Inside

Entering through the front door, the hallway leads through to the principal rooms. Benefiting from a good amount of natural light, the sitting room diner is a well proportioned space with double doors opening directly out to the garden.

Fitted with traditional cream units and wooden worktops, the kitchen has a built in oven and hob alongside space for a washing machine. A window to the front looks out over the approach to the property. Beyond the hallway, a good sized double bedroom benefits from a large window overlooking the garden, letting in plenty of natural light. Completing the accommodation, a bathroom serves the property.

Outside Garden

An enclosed garden enjoys a good level of privacy and is not overlooked. Mainly paved with a patio area and established shrubs, it is easy to maintain and accessed via double doors from the sitting room or a door from the hallway. A wooden shed and side access are also included within the plot.

Parking

One allocated parking space situated a short distance from the property.

Useful Information

Energy Efficiency Rating Tbc
Council Tax Band A
Electric Heating
Mains Drainage
Upvc Double Glazing
Freehold
No Onward Chain

Location and Directions

Child Okeford is a popular Dorset village, offering an attractive rural

setting beneath Hambledon Hill and a strong sense of community. The village provides a range of local amenities including a village shop, post office, primary school, public house and church, along with access to surrounding countryside ideal for walking and outdoor pursuits. A wider selection of facilities can be found in nearby towns such as Sturminster Newton, Blandford Forum and Shaftesbury, with good road links connecting to the A350 and A303 for travel further afield.

Postcode DT11 8HP

What3words
///cabinets.piper.bearable

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.