

# DANEHURST

— ESTATE AGENTS —



DUCK STREET, CHILD OKEFORD, BLANDFORD FORUM, DT11 8ET



\*\*\* Price Guide £450,000- £475,000 \*\*\*

Offering approximately 1,250 sq ft of characterful and well arranged accommodation, this charming home enjoys a delightful setting and a layout perfectly suited to modern living, combining flexibility with a wealth of individual features. Being located at the foot of Hambledon Hill, this home is ideal for those who enjoy the countryside, and want outstanding walks right from your doorstep..

The ground floor is both quirky and inviting, with a semi open-plan arrangement that flows beautifully from room to room. A cosy sitting room to the front, complete with wood burning stove opens into a dining area, which in turn leads through to an L-shaped kitchen, creating a sociable and practical living space. The dining room even has a pair of french doors to an inner courtyard garden. To the rear, a particularly generous boot room provides an excellent and welcoming entrance with ample storage and everyday functionality, complemented by separate utility room and a cloakroom. An attached store adds further versatility.

The first floor offers two well proportioned bedrooms both with magnificent views, a delightful family bathroom, while the second floor provides a further bedroom, ideal as a guest room, home office, or private retreat.

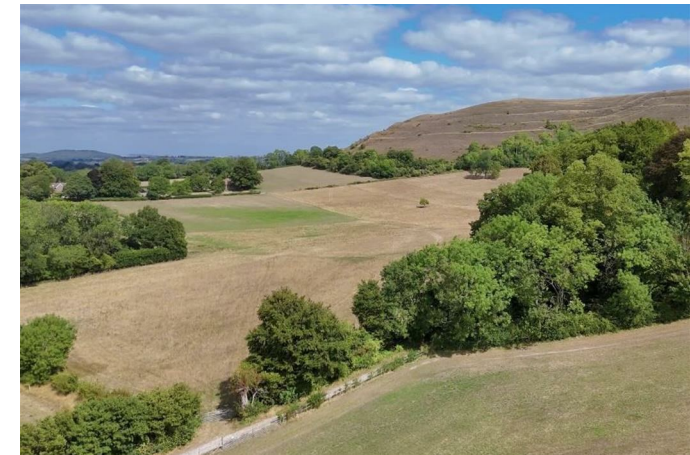
Externally, the property continues to impress The main garden which is South Facing and is T-shaped offering a versatile space, offering a wonderful mix of areas to enjoy, whether for entertaining, gardening, or simply unwinding. There is also the benefit of off-road parking for two vehicles.

A wonderful rural home on the edge of this most popular village offers an inviting feel, flexible accommodation, character features, and attractive outdoor space.



- Stunning Location at the Foot of Hambledon Hill
- Outstanding Views both Front and Back
- 3 Bedroom Character Cottage.
- Extended and Modernised
- South Facing Garden
- Stunning L Shaped Kitchen
- Large Boot Room
- Utility room and Ground Floor Cloakroom
- Edge Of Village
- Council Tax band D EPC Band C





## Location

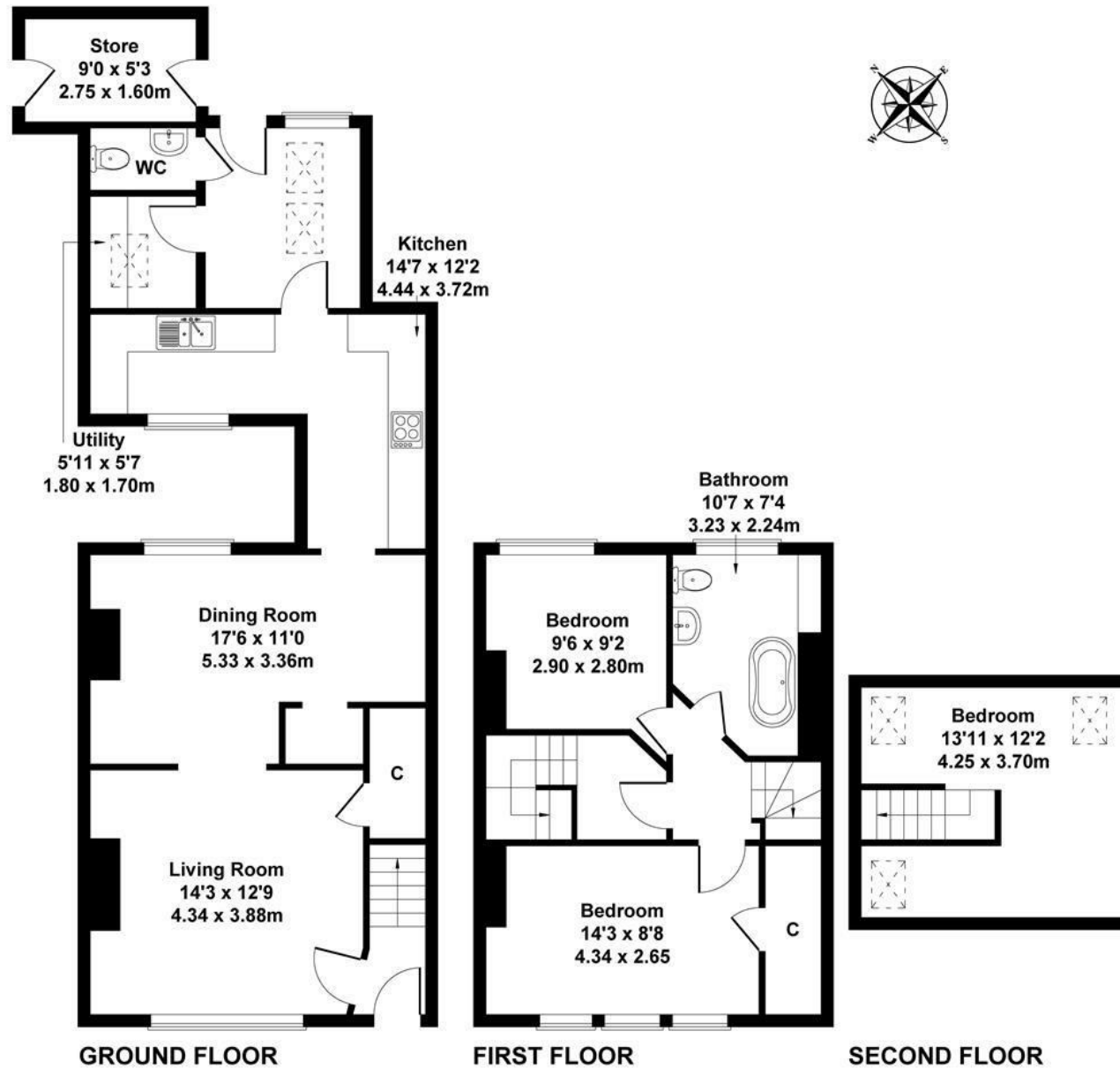
Child Okeford is one of North Dorset's most desirable villages, set at the foot of the iconic Hambledon Hill with its sweeping countryside views, ancient earthworks and endless walking trails. Surrounded by rolling farmland and the River Stour, the village offers the perfect balance of rural charm and everyday convenience.

The community is exceptionally well served. There is a popular village shop and post office, an organic farm shop and café, two friendly pubs, a well-regarded primary school with nursery, a doctor's surgery with dispensary, and a village hall that hosts a wide range of clubs, events and activities throughout the year. The village also has an active church, a children's playground, and sports facilities including a cricket pitch.

For those who enjoy the outdoors, Hambledon Hill and Hod Hill provide some of the best walking and cycling routes in Dorset, while the nearby River Stour is perfect for peaceful riverside strolls. Wildlife is abundant, and the surrounding countryside offers a true taste of rural Dorset living.

Despite its peaceful setting, Child Okeford is well connected. The larger town of Blandford Forum is just a short drive away for supermarkets, secondary schools and further amenities, while Shaftesbury, Sherborne and Salisbury are also within easy reach. The A350 and A354 offer good road links, and there are mainline rail services to London Waterloo from Gillingham and Salisbury.

Approximate Gross Internal Area  
1356 sq ft - 126 sq m



Not to Scale. Produced by The Plan Portal 2026  
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