



Symonds
& Sampson

Lime Tree House

High Street, Child Okeford, Blandford Forum, Dorset

Lime Tree House

High Street
Child Okeford
Blandford Forum
Dorset DT11 8EH

A detached five bedroom house with well presented and spacious accommodation in the heart of a sought after village with amenities.



- Internal accommodation over 2700 sq ft in a quiet location
 - Large triple aspect dining hall
- Dual aspect sitting room with woodburner and French doors to garden
 - Lovely far reaching views from the first floor
 - Electric lift to first floor
 - Enclosed and private garden with terrace
- Extremely sought after village with excellent amenities

Guide Price **£875,000**

Freehold

Sturminster Sales
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THE PROPERTY

Lime Tree House is a detached five bedroom house built in 2006 and offers light, well proportioned and beautifully presented accommodation in a private position but within walking distance of the centre of this popular village.

There is an open canopied porch to the front door lobby with access to the cloakroom. The dining hall is very impressive; spacious and light with a triple aspect, an understairs cupboard, French doors leading out to the terrace and an electric lift to the first floor. From the dining hall double doors open into the dual aspect sitting room with a woodburning stove and French doors leading to the garden. On the other side of the dining hall an arch opens into the kitchen / breakfast room with a dual aspect and French doors leading to the terrace. There is an excellent range of wall mounted and floor standing units and a large island; Integrated appliances include a dishwasher, microwave, an American fridge / freezer and a gas hob with an electric double oven below. Beyond the kitchen is a good sized utility room with space and plumbing for a washing machine, built in storage, back door to outside, a cloakroom and access to the garage. The kitchen and utility room both have underfloor heating.

On the first floor there is a large light and bright landing. Bedrooms one and two each have ensuite bath or shower rooms and fitted wardrobes, and there are three further double bedrooms and a family bathroom. Several rooms have lovely views towards Okeford Hill and Hambleton Hill

OUTSIDE

Wrought iron double gates open into parking area for several cars, a carport and there is a double garage with electric up and over doors, a personnel door and power. Two side gates lead to the enclosed and level rear garden which wraps around the house and there are a variety of plants, shrubs, a beautiful lime tree and raised vegetable beds. There is a large terrace with an electric awning. In addition there is a workshop and garden shed.





SITUATION

Child Okeford is situated beneath Hambledon Hill, surrounded by countryside designated as an area of outstanding natural beauty. The village is situated well away from main roads and traffic noise and 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

From Sturminster Newton proceed towards Blandford Forum on A357. After about 3 miles, take the left turning to Child Okeford under a bridge and over the River Stour. Continue along Station Road to the T junction and turn left into High Street. The turning to Lime Tree House is immediately after The Old Post Office on the left hand side and continue under the arch to the property.

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Mains gas central heating system.

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for more details.

Council Tax Band: G

Dorset Council Tel: 01305 221000

Photographs taken 2023 & 2026

Rights of Way: Right of way over the drive to the cottage



High Street, Child Okeford, Blandford Forum

APPROX. GROSS INTERNAL FLOOR AREA 2764 SQ FT 256.8 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDINGS & INCLUDES GARAGE)



STU/GWB/0726



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