

Symonds
& Sampson



Gothic Cottage

Upper Street, Child Okeford, Blandford Forum, Dorset

Gothic Cottage

Upper Street
Child Okeford
Blandford Forum
Dorset DT11 8EF



- Charming character property
- Situated in the heart of the village
 - Versatile accommodation
- Courtyard and separate garden
- Kitchen with Rangemaster cooker
 - Conservatory
 - Close to amenities.

Guide Price **£400,000**

Freehold

Blandford Forum Sales
01258 452670
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THE PROPERTY

A charming cottage situated in the highly sought after village of Child Okeford, with a range of amenities close by. The property is believed to date back hundreds of years and has been extended several times. The main entrance hall includes a Velux window flooding the area with light and provides access to a reception room / fourth bedroom, with a part vaulted ceiling and a Velux window. The heart of the home is the characterful sitting room with a feature fireplace and wood burner and wonderful character beams, giving the room a cosy feel. The kitchen comprises of a range of white wall and base units set with a stone counter top and includes a Range Master cooker. The room offers space for white goods and leads to the sunny conservatory which is arranged as a light and bright dining room with French doors to the courtyard garden. Completing the ground floor is the bathroom comprising of a white suite of bath with overhead shower, basin and w.c.

The main bedroom is a good size double with views to the front and includes built in storage. The dual aspect second bedroom is a double and includes a built in cupboard, the third bedroom is a nice sized single.

OUTSIDE

A wrought iron gate leads to a gravel path rising to the main entrance, with the remainder of the front garden laid to gravel for ease of maintenance. A gravelled courtyard garden is located from the conservatory which is an ideal spot for alfresco dining with steps that lead to a further area laid to lawn and interspersed with trees and plants. The back door leads to a shared pathway with neighbouring properties which leads to the separate garden which is very deceptive. The first section was previously arranged as a vegetable patch with a garden shed, a stepping stone path continues to a further gravelled patio and finally a lawned area interspersed with fruit trees.

SITUATION

Child Okeford is a thriving village, between the River Stour to the west and Hambledon Hill to the east. It has an excellent range of facilities to include a general store, a post office, an organic farm shop, a church, two public houses, a doctor's surgery with dispensary and a primary school with nursery. The nearby towns of Blandford Forum and Shaftesbury offer a wide range of facilities including shops, supermarkets, a small hospital and libraries, whilst Gillingham has a mainline railway station (London Waterloo). Further afield is Salisbury to the east and Bath

to the north. The A303 is approximately 30 minutes to the north, giving access to the south-west and London via the M3.

DIRECTION

what3words///beanbag.music.scouted

SERVICES

Mains electricity, gas, water and drainage. Gas heating.

MATERIAL INFORMATION

Dorset Council Tax Band - D

Tel: 01305 211 970

EPC- D

There is broadband and mobile coverage in the area, please refer to Ofcom's website for more details.

Please refer to the government website for more details.<https://www.gov.uk/check-long-term-flood-risk>

Photographs – September 2026 © Symonds & Sampson

The owner advises the thatch does require work and more information is available.

Parking is available in nearby streets.



Upper Street, Child Okeford, Blandford Forum

Approximate Area = 1387 sq ft / 128.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
13-30	G		
Very energy inefficient - highest running costs			
England & Wales		70	73
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Symonds & Sampson. REF: 1514980



Blandford/DJP/September 2026



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