



CHAFFERS
ESTATE AGENTS



1 Aplands Gold Hill

Child Okeford, Blandford Forum, DT11 8HF

Nestled in the picturesque village of Child Okeford, Dorset is this wonderful, two-bedroom cottage which has been utilised as a holiday let for the last several years is now on the market with no onward chain. With prior history to prove stability as a holiday let cottage, this home offers a unique prospect to try-before-your-buy. This may offer the perfect holiday home for your Dorset escape or a spacious and easily-kept home for a professional individual who isn't interested in gardening.

Price Guide £270,000 Freehold

Council Tax Band: A

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- Ideal Holiday Let
- Option to buy furnished
- Sitting room with woodburning stove
- Beautiful Kitchen/Diner
- Desirable Village
- Ready to move-in
- Low Maintenance

Description

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The property offers a low maintenance front garden, leading to the useful porch in which to take off a coat and kick off one's shoes. Opening into the lounge, a carpeted room which centres on the wood burning stove in the fireplace, a hallway connects the Lounge to the Kitchen/Diner with a bathroom in the middle of the two. A Superb kitchen/diner with ample cupboards, sky lantern bathes the room in natural light coupled with light countertops and cupboards makes for a relaxing and warm room. The Kitchen/Diner features underfloor heating which is a real treat.

The bathroom is sleek, elegant and timeless with a white suite comprising of bath with shower over, white underground style tiles, low level W.C. and a pedestal wash hand basin.

The hallway stairs lead to the two bedrooms, one of which is a double bedroom facing the front of the house and single facing the rear of the property.

Owners write-up from Sykes Cottages:

Upon arrival, unwind in the inviting sitting room, clicking on the TV and lighting the woodburning stove, perfect for immersing yourself in a world of relaxation, especially on cooler evenings.

Meanwhile, allow your partner to showcase their skills in the well-equipped kitchen/diner, crafting a culinary masterpiece that will ignite your taste buds.

Come together at the dining table or venture out to the enclosed garden, ready to indulge in a delectable meal while toasting to a joyous and adventure-filled escape with your cherished ones.

As the evening unfolds, retreat to the elegant bathroom for a leisurely soak in the tub or rejuvenating shower, preparing yourself for a tranquil night's rest in on two neatly-presented bedrooms.

In the morning, take a hike up Hambledon Hill, perfect for exploring the rolling countryside on foot and marvelling at the panoramic views from the top, delighting a picnic amidst the natural beauty.

Head to the nearby Shaftesbury and visit Gold Hill Museum, learn about the local history and heritage through a range of exhibits, including artefacts, photographs and interactive displays; here you can also explore Shaftesbury Abbey Museum and Garden once one of the wealthiest nunneries in England.

Nature enthusiasts should visit Fontmell Down, a nature reserve known for its diverse flora and fauna, perfect for admiring butterflies and wildflowers.



Directions

Address: 1 Aplands, Gold Hill Child Okeford, Blandford Forum, DT11 8HF
What3Words: ///bloom.conquest.gurgled



Floor Plan



Total area: approx. 54.2 sq. metres (583.7 sq. feet)

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