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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. This home 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:

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.

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 Hambleton 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.



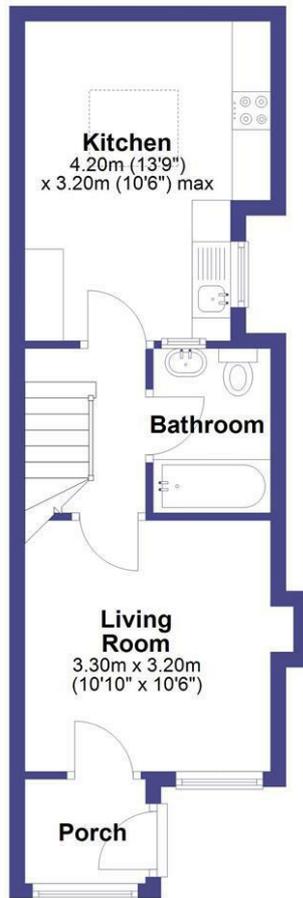
Directions

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

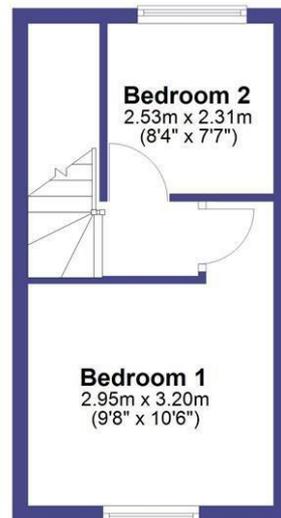


Floor Plan

Ground Floor



First Floor



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

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	