

Symonds  
& Sampson

# Hill Cottage, St. Nicholas Court

The Cross, Child Okeford, Blandford Forum, Dorset

# Hill Cottage, St. Nicholas Court

The Cross  
Child Okeford  
Blandford Forum  
Dorset  
DT11 8ED

A charming character home nestled in the heart of a popular village close to amenities, boasting a modern kitchen and enjoying fantastic countryside views.



- Private & quiet courtyard setting
- Walking distance to shops & amenities
- Beautifully presented throughout
  - Ample parking & car port
- Delightful sunny rear garden with views of Hambledon Hill

Guide Price **£425,000**

Freehold

Blandford Forum Sales  
01258 452670  
[blandford@symondsandsampson.co.uk](mailto:blandford@symondsandsampson.co.uk)



## THE PROPERTY

Situated within a conservation area, Hill Cottage is a highly attractive brick terraced house under a pitched tiled roof, quietly positioned at the rear of the development with a lovely south-westerly outlook over unspoilt countryside to Hambledon Hill. The property has been tastefully updated by the current owner, notably opening up the kitchen and former conservatory to create an impressive kitchen/dining room, the installation of new kitchen units with quartz worktops and engineered oak flooring throughout the majority of the ground floor.

Upon entering the home, you are welcomed by an inviting entrance hall which provides access to the principle rooms, a practical storage cupboard and stairs rising to the first floor. To the left, the charming sitting room enjoys a pleasant front-facing outlook and features a fireplace equipped with gas and electric supplies but with potential to house a wood-burning stove. A glazed door conveniently leads to the dining area at the rear, an ideal setting for both formal dining and family meals, featuring French doors that open directly onto the garden. The space flows seamlessly into the modern kitchen comprising of elegant sage green wall and base units and a matching island unit paired with white quartz work tops. There is space for an Everhot cooker, fridge/freezer, washing machine and dishwasher. The kitchen/dining room enjoys a pleasant outlook over the garden and views to Hambledon Hill in the distance. Completing the ground floor is a cloakroom.

On the first floor, are three well-appointed bedrooms. Two double rooms include built-in wardrobes and wonderful rear aspect views

overlooking the garden and countryside beyond. The principle bedroom is complemented by an ensuite shower room. The third bedroom is a versatile space with a built-in wardrobe as well as additional storage making it an ideal home office. The bedrooms are served by a family bathroom comprising of a panel enclosed bath, wash hand basin and w.c.

## OUTSIDE

The property is approached through the development into a large gravelled area. There is ample parking including a covered car port and additional parking in the gravelled courtyard, plus a secure locked brick shed with electric providing useful storage. A covered path leads to the beautifully landscaped courtyard garden. The garden is a particular feature offering a southerly aspect with close boarded fencing on either side and an attractive brick wall at the rear. There is a paved terrace perfect for outdoor entertaining surrounded by well stocked flower beds planted with a variety of seasonal shrubs and flowers.

## 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.

## DIRECTIONS

what3words///highly.slipped.resonated

## SERVICES

All mains services connected.

## MATERIAL INFORMATION

Dorset Council Tax Band - E

Tel: 01305 211 970

EPC- C

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 – August 2026 © Symonds & Sampson



# St. Nicholas Court, The Cross, Child Okeford

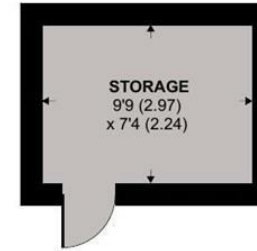
Approximate Area = 1128 sq ft / 104.7 sq m

Outbuilding = 72 sq ft / 6.6 sq m

Total = 1200 sq ft / 111.3 sq m

For identification only - Not to scale

| Energy Efficiency Rating                       |    |
|------------------------------------------------|----|
| Very energy efficient - lower running costs    |    |
| A++ (91-100)                                   |    |
| A+ (81-90)                                     |    |
| A (71-80)                                      |    |
| B (61-70)                                      |    |
| C (51-60)                                      |    |
| D (41-50)                                      |    |
| E (31-40)                                      |    |
| F (21-30)                                      |    |
| G (1-20)                                       |    |
| Very energy inefficient - higher running costs |    |
| Current                                        | 72 |
| Potential                                      | 86 |
| England & Wales                                |    |
| EU Directive 2002/91/EC                        |    |



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1510289



Blandford/RB/September 2026



01258 452670

blandford@symondsandsampson.co.uk  
Symonds & Sampson LLP  
7, Market Place,  
Blandford, Dorset DT11 7AH



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