



Old Post Office Cottage, High Street, Child Okeford, Dorset, DT11 8EH





This delightful extended period detached cottage is ideal as lovely idyllic weekend retreat and would equally benefit as a HOLIDAY LET. Conveniently located within the heart of this popular North Dorset Village.

This Quaint, Character Cottage has colour washed brick elevations under a slate roof with the added benefit of a more recent two storey extension of brick elevations again under a slate roof. Retaining much of its character.

ENTRANCE LOBBY
With stairs to first floor.

LOUNGE 11'3 x 9'7 (3.43m x 2.92m)
With window to front aspect. Wood burner set in exposed brick chimney breast. Solid pine flooring, exposed ceiling beams, radiator, T.V. point, walk through to:-

DINING ROOM 12'11 x 11'4 (3.94m x 3.45m)
With large inglenook fireplace with tiled hearth and Bessemer beam above with wood burner, window to front aspect, solid pine flooring, radiator, exposed ceiling beams, electric meter fuse box cupboard.

KITCHEN 11'11 x 11'4 (3.63m x 3.45m)
Oak fronted kitchen with extensive built in appliances comprising of six base units plus integral fridge, freezer, washing machine and dishwasher with matching doors, extensive range of matching wall units with under pelmet lighting, stainless steel built in electric oven, four ring gas hob above, and cooker hood, ample curved work surfaces with mosaic tiled splashbacks, 1½ bowl sink inset with mixer tap, attractive complimentary ceramic tiled flooring, period style radiator, recess low voltage halogen lighting.

BEDROOM 1 (Principal) 12'2 max x 11'7 max (3.71m x 3.53m) (irregular shaped room)
With dressing area housing extensive built in wardrobes with full length pine sliding doors, window to front aspect giving natural light. Feature arch leading to the bedroom with vaulted ceilings, glazed panel door and French Balcony, Velux window to rear as well as window to front aspect.

BEDROOM 2 11'2 x 9'9 (3.4m x 2.97m)
Window to front aspect, Velux to rear, exposed ceiling beams, built in wardrobe, solid pine flooring, period fireplace (not used).

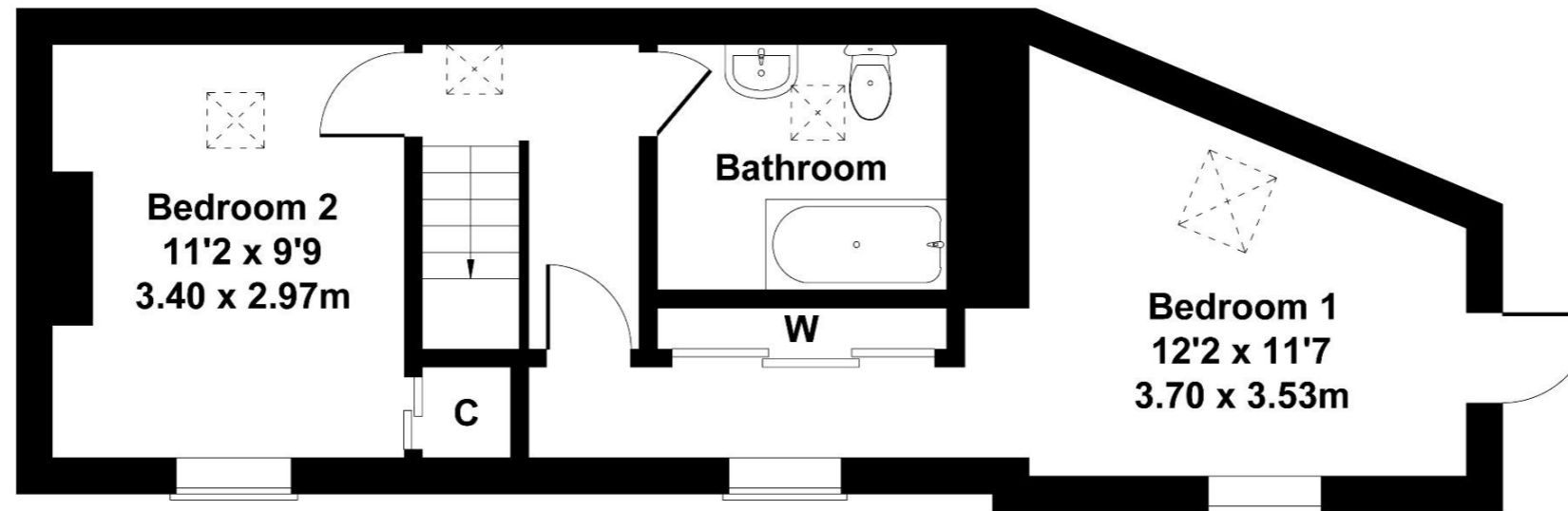
BATHROOM
White coloured suite comprising hand painted timber panelled bath with Victorian style mixer tap/ shower attachment, low level wc, pedestal wash hand basin, tiled splashbacks, solid pine flooring, storage cupboard with plinth above, extractor fan, recess ceiling lights, Velux window to rear aspect.

OUTSIDE
The property is approached via a shingle stone path with the neighbouring cottage also enjoying a pedestrian right of access. Small area of lawned raised garden with brick edging, and further shingle stone patio/seating area.

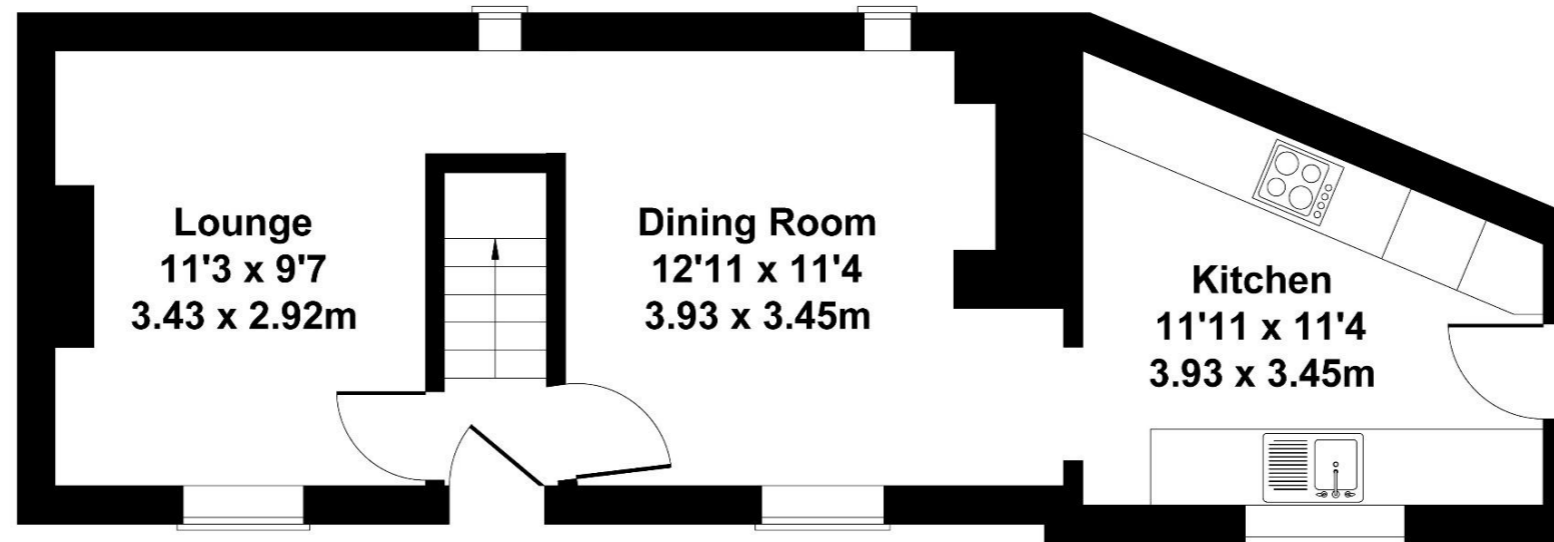


Old Post Office Cottage

Approximate Gross Internal Area
818 sq ft - 76 sq m



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Please note Forum Sales & Lettings and their client give notice that:

1. They have no authority to make or give any representation or warranties in relations to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, common measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulations or other consents and Forum Sales and Lettings have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

15 Salisbury Street, Blandford Forum, Dorset, DT11 7AU

Tel: 01258 459600