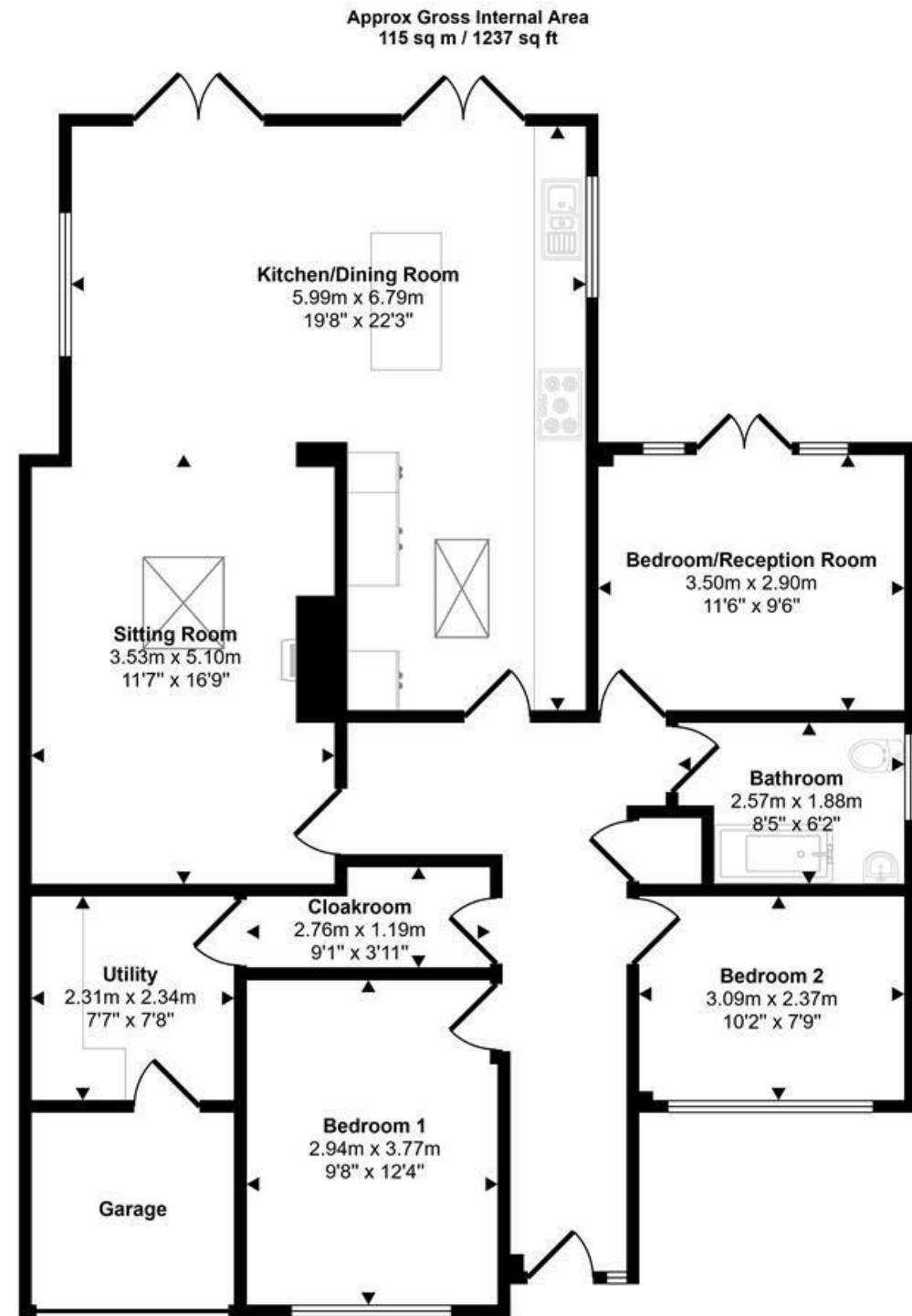




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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



## Melway Gardens Child Okeford

Asking Price  
£450,000

Tucked away in a peaceful setting, this beautifully presented three-bedroom detached bungalow offers a perfect blend of comfort, style, and practicality. Ideal for families, downsizers, or anyone seeking single storey living with a little extra space to play with. Located within walking distance to the village centre, you'll find a shop with a tearoom, a village hall, and a doctor's surgery. A little further on, there is an organic farm shop with a café, a traditional public house, and a primary school, making this an ideal location for families and those looking for a vibrant village lifestyle.

Step inside to discover a spacious open-plan kitchen and dining area, thoughtfully designed with modern living in mind. The kitchen boasts a generous range of contemporary wall and floor cupboards, cleverly concealing integrated appliances including a dishwasher and washing machine. A freestanding American-style fridge/freezer is included, and the space is finished with matching work surfaces, a built-in double oven, large electric hob, and built-in microwave—all centred around a stylish breakfast bar with stools, perfect for casual dining or entertaining. The bright sitting room offers a welcoming retreat, complete with a cosy wood burner, ideal for chilly evenings.

There is a modern family bathroom with a bath with an overhead shower, pedestal style wash hand basin and low-level WC. For added convenience, a separate utility room provides additional storage and direct access to the garage.

Outside, you'll find a manageable garden—ideal for low-maintenance enjoyment—and a versatile studio with power, perfect for use as a home office, workshop, or creative space.

This property offers a wonderful opportunity to enjoy bungalow living with all the modern touches, plus a few thoughtful extras.





## The Property

### Accommodation

#### Inside

Upon entering the bungalow, there is a welcoming and spacious entrance hall with doors to the sitting room, kitchen, utility room, three bedrooms and family bathroom. The Sitting room is spacious and finished with a cosy wood burner. The spacious open-plan kitchen and dining area, thoughtfully designed with modern living in mind. The kitchen boasts a generous range of contemporary wall and floor cupboards, cleverly concealing integrated appliances including a dishwasher and washing machine. A freestanding American-style fridge/freezer is included, and the space is finished with matching work surfaces, a built-in double oven, large electric hob, and built-in microwave—all centred around a stylish breakfast bar with stools, perfect for casual dining or entertaining. For added convenience, there is a good sized cloak room which leads into a utility

room with a door into the garage.

There are three good sized bedrooms. Bedroom one and three overlook the front garden and bedroom three benefits from patio doors out to the rear garden. Additionally, there is a family bathroom with a bath with an overhead shower, pedestal style wash hand basin and a low level WC. There is also a good sized airing cupboard.

#### Outside

##### Parking and Garage

There is a single garage and parking on the driveway and around the cul de sac.

##### Garden

The property boasts a well maintained rear garden, designed with ease of upkeep in mind. The sun terrace offers the perfect space for outdoor dining, relaxation, or entertaining. From the terrace, steps lead down to a well-kept lawn. Tucked away within the garden is a versatile detached studio, which

presents a range of possibilities. Whether you're seeking a quiet home office, a creative hobby room, a gym, or an additional reception space.

#### Useful Information

Energy Efficiency Rating C  
Council Tax Band D  
UPVC Double Glazing Throughout  
Full Fibre To The Property Available  
There Via Gigagaclear  
Gas Fired Central Heating  
Mains Drainage  
Freehold

#### Directions

From the Sturminster Newton Office  
;- Turn left out of the office and head out of town towards the traffic lights. Turn left over the bridge and head towards Blandford.  
After about 4 miles turn left when entering Shillingstone at the 30 MPH sign. Drive down this road (Haywards Lane), pass the school on the right, onto Station Road. Turn right into Melway Lane. Then turn left into Melway Gardens. The bungalow can be found on the right hand side on the corner.

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.