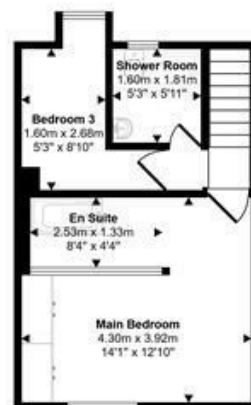
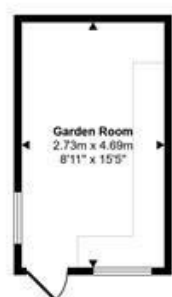


Ground Floor
Approx 56 sq m / 598 sq ft



First Floor
Approx 30 sq m / 319 sq ft



Garden Room
Approx 13 sq m / 138 sq ft

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.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	



Gold Hill
Child Okeford

Guide Price
£335,000

A characterful three bedroom semi-detached house situated in the popular North Dorset village of Child Okeford, within easy reach of everyday amenities and the surrounding countryside.

Full of character throughout, the property offers a wonderful open plan kitchen, dining and sitting room, the latter featuring a fireplace with wooden mantel, brick tiled surround and woodburner beneath a skylight. The kitchen is traditional in style with wooden units and worksurfaces and space for all appliances. Bedroom two is situated on the ground floor and benefits from its own en-suite shower room. On the first floor the principal bedroom is a generous room with fitted wardrobes and a semi open plan en-suite featuring a bath, with bedroom three also a well proportioned room served by a shower room.

Outside, the garden enjoys a south westerly aspect and is private and enclosed, laid with concrete slabs, features mature trees and shrubs, together with a spacious garden room. On street parking is available.



The Property

Inside

Ground Floor

A porch leads into the open plan kitchen, dining and sitting room, a wonderfully sociable and characterful space to spend time in. A brick tile fireplace with wooden mantel houses a woodburner, with a skylight overhead flooding the sitting area with natural light. Fitted with a range of wooden floor and eye-level cupboards and wooden worksurfaces, the kitchen has space for all appliances and flows naturally through to the dining area. Bedroom two is also found on this floor, a bright room benefitting from a Velux window, its own en-suite shower room also with a Velux window, and useful storage space behind the wall.

First Floor

The landing gives access to both bedrooms and the shower room. The principal bedroom is a

generous room with fitted wardrobes and a semi open plan en-suite featuring a bath. Bedroom three is a further well proportioned room, served by a shower room.

Outside

Garden

Enjoying a south westerly aspect, the garden is a real sun trap, private and fully enclosed, laid with a concrete base and bordered by mature trees and shrubs. A spacious garden room sits within the plot, providing a wonderful additional space to enjoy.

Parking

On street parking is available nearby.

Useful Information

Energy Efficiency Rating D
Council Tax Band B
Mains Drainage
Gas Fired Central Heating
Mix of Upvc Double Glazing and

Wooden Windows
Freehold
Vendors will need to find onward purchase.

Location and Directions

Child Okeford is a popular Dorset village, offering an attractive rural setting beneath Hambledon Hill and a strong sense of community. The village provides a range of local amenities including a village shop, post office, primary school, public house and church, along with access to surrounding countryside ideal for walking and outdoor pursuits. A wider selection of facilities can be found in nearby towns such as Sturminster Newton, Blandford Forum and Shaftesbury, with good road links connecting to the A350 and A303 for travel further afield.

Postcode DT11 8HD

What3words ///clips.equivocal.able

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.