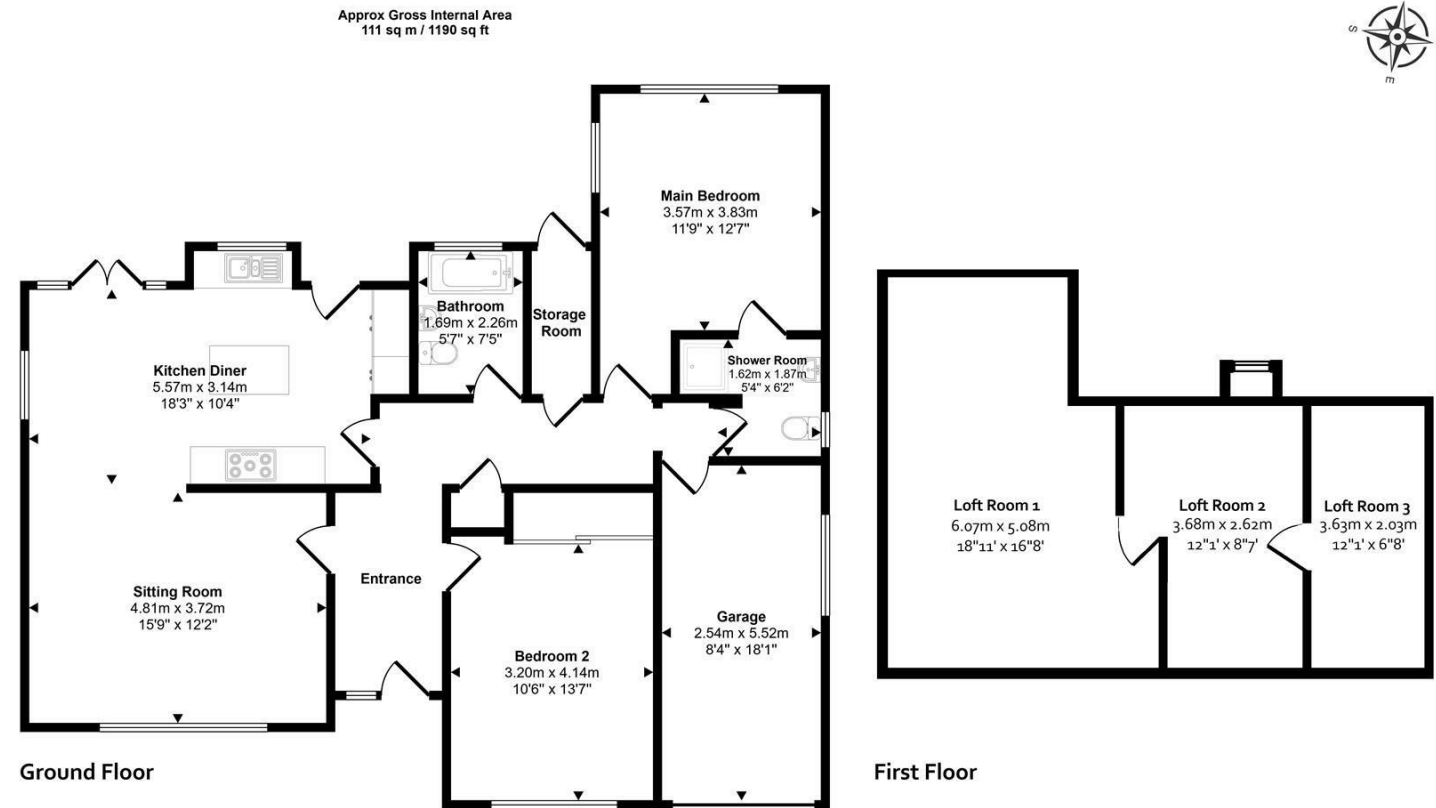




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Knotts Close Child Okeford

Guide Price
£550,000

A beautifully presented and immaculately finished two bedroom detached bungalow, set in a quiet and peaceful position in the sought after North Dorset village of Child Okeford, known for its friendly and active community. Nestled in the Blackmore Vale beneath the iconic backdrop of Hambledon Hill, the property enjoys stunning views over the Hill, creating a truly special setting.

Transformed and improved to an exceptional standard throughout, the accommodation is arranged across a single level. It comprises a generous open plan kitchen diner that flows into a sitting room, along with two well proportioned double bedrooms, two bathrooms and an entrance hall. The substantial boarded attic space offers exciting potential for further development, including the creation of additional bedrooms or living space, subject to the relevant planning consents. There is also a generous amount of storage throughout the property.

Outside, the rear garden enjoys a good degree of privacy and features a large lawn, decking area and mature trees. It also enjoys sunlight throughout the day until sunset, with double doors leading directly from the dining area. The front garden is laid to lawn, while an integral garage with an electric door, driveway parking and two garden sheds complete the plot. The property is offered for sale with the benefit of no onward chain.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	88	92
EU Directive 2002/91/EC		



The Property

Inside

Entering through the front door into a welcoming entrance hall, the standard of finish and attention to detail throughout the property is clear from the outset. The open plan kitchen diner and sitting room is a truly impressive and beautifully presented layout. The sitting room enjoys a pleasant outlook with an archway opening through into the kitchen diner, creating a wonderfully sociable and versatile everyday living area.

The kitchen is fitted with a superb range of dark blue shaker style units with wooden worktops and a full complement of integrated appliances including an eye level double oven, microwave, dishwasher and gas hob with extractor hood above, all finished with white metro tiled splashbacks. A central island sits at the heart of the room, providing an impressive amount of additional preparation and storage space. A door from the kitchen and double doors from the dining area both lead directly outside, making it a wonderful space for entertaining throughout the year.

Two well proportioned double bedrooms are found, the main bedroom has direct access to a Jack & Jill en-suite which is also accessible via the hallway. Bedroom two is a good sized double with fitted wardrobe storage and views across the front garden. A modern and well

appointed bathroom with an outlook over the rear garden completes the accommodation. A substantial boarded attic is accessible from the hallway with a fixed ladder, offering a generous amount of additional storage and exciting potential for those looking to expand the living accommodation further.

Outside

Garden

An enclosed west facing rear garden enjoys excellent privacy. Laid mainly to lawn with a decking area and a number of mature trees, it is a well tended and easy to maintain outdoor space. Double doors from the dining area lead directly outside and side access is available from both sides of the property. A useful outside storage cupboard and two garden sheds are also included within the plot.

Parking

An integral garage with an electric up and over door and plumbing for a washing machine is situated to the side of the property, alongside a generous driveway offering ample off road parking. A lawned front garden and stoned path create a pleasant approach to the property.

The property also benefits from solar panels, providing free electricity while in operation and generating an additional income of approximately £1,400 per year through a Feed-in Tariff.

Useful Information

Energy Efficiency Rating B
Council Tax Band E
Upvc Double Glazing
Gas Fired Central Heating
Mains Drainage
Wholly Owned Solar Panels
Solar Hot Water
Freehold
No Onward Chain

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 has a very friendly and active community, with a range of clubs including the WI, Flower Arranging Club, Bowls Club and Gardening Club, among others. Amenities include a village shop, post office, primary school, public house, church, Village Hall, Community Centre and an Organic Farm Shop and Café. The surrounding countryside and the North Dorset Trailway provide excellent opportunities 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 8ES

What3words ///removers.likewise.traders

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