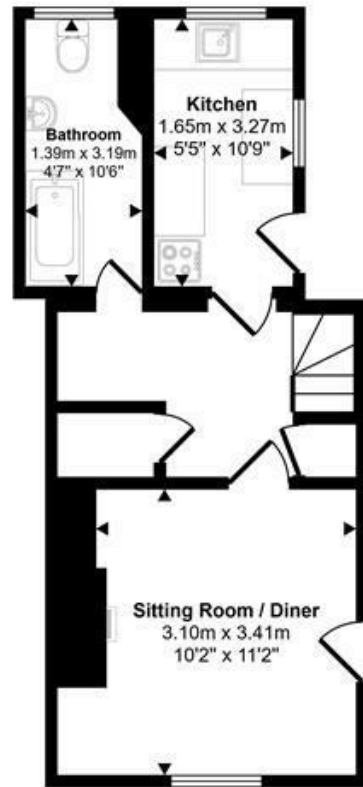
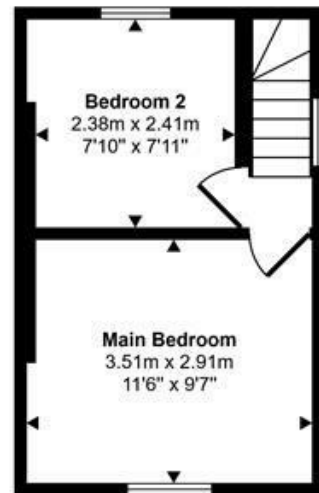




Approx Gross Internal Area
50 sq m / 536 sq ft



Ground Floor
Approx 31 sq m / 332 sq ft



First Floor
Approx 19 sq m / 205 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			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

Morton • New

selling and letting properties



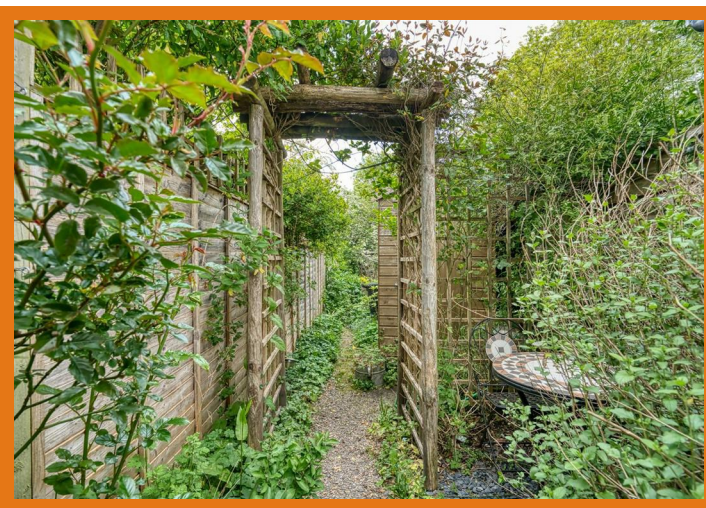
Upper Street
Child Okeford

Guide Price
£195,000

A two bedroom end of terrace cottage set within the highly sought after village of Child Okeford, nestled in the Blackmore Vale beneath the backdrop of Hambledon Hill. Well served for a village of its size, Child Okeford offers a post office and general store, a GP surgery, a primary school, two public houses and a village hall. Sturminster Newton is around three miles to the west whilst Blandford Forum and Shaftesbury are both within easy reach, offering a wider range of shopping, schooling and onward transport links.

Offered with scope to modernise and put a personal stamp on throughout, the property has a great deal of potential. On the ground floor a characterful sitting room diner featuring a woodburner sits alongside a kitchen that opens out to the rear garden, a bathroom and a hallway fitted with useful storage cupboards. Upstairs two well proportioned bedrooms are found, making for a practical and manageable layout.

Outside, an enclosed westerly facing rear garden enjoys a good level of privacy and on street parking is available to the front.



The Property

Inside

Ground Floor

Entering through the side door directly into the kitchen, the space is in need of updating though offers good scope to create a well proportioned and functional room. There is room for freestanding appliances and a window looks out over the rear garden. A hallway off the kitchen leads through to the principal rooms and benefits from useful fitted storage cupboards.

The sitting room diner is a characterful space, retaining period features including an exposed beam and a fireplace housing a woodburner. Good natural light comes in from the front of the property, making it a bright and inviting room. A bathroom completes the ground floor accommodation.

First Floor

Stairs rise to the first floor landing where two double bedrooms are found, both well proportioned and a good size.

Outside

Garden

An enclosed rear garden faces a westerly aspect and enjoys a good degree of privacy. Mainly low maintenance in nature with a selection of mature shrubs and plants, there is also a pergola walkway creating an attractive feature within the plot.

Parking

On street parking is available to the front of the property.

Useful Information

Energy Efficiency Rating E
Council Tax Band B
Timber Framed Windows
Mains Drainage
Electric Heating
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 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 8EF

What3words
///ruffling.belts.yachting

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.