



CHAFFERS
ESTATE AGENTS



**1 Aplans Gold Hill,
Child Okeford, Blandford Forum, DT11 8HF**

Ideal first home or low-maintenance village living in sought-after Child Okeford – no onward chain
A well-presented two-bedroom modern cottage, nestled in the picturesque village of Child Okeford, Dorset. Thoughtfully maintained and ideal for first-time buyers or a single occupant. The property offers a clean, contemporary feel throughout, with well-proportioned living spaces designed for comfort and practicality. This charming home is easy to manage and low-maintenance, making it a great option for those seeking a simple, stylish living space without the upkeep of a garden.

Offers Over £250,000 Freehold

Council Tax Band: A

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- First Time Buyers
- Option to buy furnished
- Sitting room with woodburning stove
- Beautiful Kitchen/Diner
- Desirable Village
- Ready to move-in
- Low Maintenance

Description:

A well-presented two-bedroom modern cottage, positioned in the heart of Child Okeford, Dorset. Offered with no onward chain, the property is ready to move into and may be available furnished by separate negotiation.

The accommodation is bright and well proportioned, with a comfortable living area, modern kitchen and two bedrooms. The layout is clean, practical and immediately liveable, reflecting a home that has been consistently well maintained.

Ideally suited to first-time buyers, downsizers or those seeking a low-maintenance lifestyle, the cottage is easy to manage and fits naturally with modern day-to-day living. Its manageable scale and minimal upkeep requirements make it a particularly attractive option for buyers looking for simplicity without compromise.

Set within a well-regarded village setting, the property offers a balance of countryside surroundings and everyday convenience. It works equally well as a full-time residence or a lock-up-and-leave, offering flexibility without defining its primary use.

The bathroom is sleek, elegant and timeless with a white suite comprising of bath with shower over, white underground style tiles, low level W.C. and a pedestal wash hand basin.

The hallway stairs lead to the two bedrooms, one of which is a double bedroom facing the front of the house and single facing the rear of the property.

Owners write-up from Sykes Cottages:

Upon arrival, unwind in the inviting sitting room, clicking on the TV and lighting the woodburning stove, perfect for immersing yourself in a world of relaxation, especially on cooler evenings.

Meanwhile, allow your partner to showcase their skills in the well-equipped kitchen/diner, crafting a culinary masterpiece that will ignite your taste buds.

Come together at the dining table or venture out to the enclosed garden, ready to indulge in a delectable meal while toasting to a joyous and adventure-filled escape with your cherished ones.

As the evening unfolds, retreat to the elegant bathroom for a leisurely soak in the tub or rejuvenating shower, preparing yourself for a tranquil night's rest in on two neatly-presented bedrooms.

In the morning, take a hike up Hambleton Hill, perfect for exploring the rolling countryside on foot and marvelling at the panoramic views from the top, delighting a picnic amidst the natural beauty.

Head to the nearby Shaftesbury and visit Gold Hill Museum, learn about the local history and heritage through a range of exhibits, including artefacts, photographs and interactive displays; here you can also explore Shaftesbury Abbey Museum and Garden once one of the wealthiest nunneries in England.

Nature enthusiasts should visit Fontmell Down, a nature reserve known for its diverse flora and fauna, perfect for admiring butterflies and wildflowers.



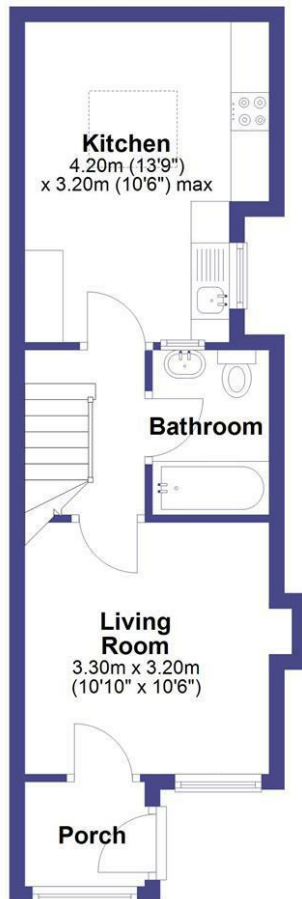
Directions

Address: 1 Aplans, Gold Hill Child Okeford, Blandford Forum, DT11 8HF
What3Words: [///bloom.conquest.gurgled](https://www.what3words.com/#!/bloom.conquest.gurgled)

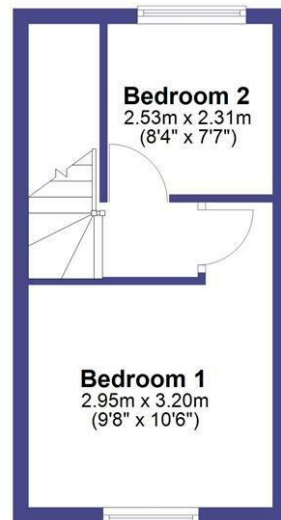


Floor Plan

Ground Floor



First Floor



Total area: approx. 54.2 sq. metres (583.7 sq. feet)

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	