



Symonds
& Sampson

Channings

The Hollow, Child Okeford, Blandford Forum, Dorset

Channings

The Hollow
Child Okeford
Blandford Forum
Dorset DT11 8EX

A solid 1960s house with scope to modernise with a large detached work room and lovely garden of 1 acre in a superb central village location.



- Detached house in good village location
- Large front and rear gardens of 1.08 acres
- Scope for modernisation and improvement
- Double garage and ample off-road parking
- Workshop, games room - annexe potential stp
 - No onward chain

Guide Price £725,000

Freehold

Sturminster Sales
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THE PROPERTY

Channings is a detached house believed to have been built in the 1960s of stone and rendered elevations under a concrete tiled roof. Internally, the house has well laid out accommodation set off a central hall. The main sitting room is a lovely dual aspect room at nearly 20' long with large south facing window at the front letting in plenty of light. Steps from the sitting room lead down to the dining room, which is also accessed from the hall, making a super entertaining or family space. The kitchen / breakfast room is beyond the dining room and overlooks the garden and there is also a snug / second sitting room which could be used as a ground floor bedroom. There is a study, ground floor shower room, further separate wc and excellent utility space.

On the first floor the four bedrooms are generous doubles, each with fitted wardrobes and views over either the front or back gardens. A family bathroom has been recently renovated and there is a separate wc. The house sits centrally in an excellent garden plot of 1.08 acres and now offers an incoming buyer the scope to update and put their own stamp on it.

OUTSIDE

Channings is found in a superb location a short distance from the middle of the village yet well set back from the lane. The property is approached via a drive to the front of the house. To the side is a large double garage and a separate detached building currently comprising a workshop, games room and two good store rooms. This building has scope for additional accommodation or an annexe, subject to any necessary consents. The garden is a fantastic feature of the property with a terrace to the rear of the house and a large well established lawn with a variety of plant and shrub borders and many mature trees.

SITUATION

Child Okeford is a thriving village, between the River Stour to the west and Hambledon Hill to the east. It has an excellent range of facilities to include a general store, a post office, an organic farm shop, a Church, two public houses, a doctor's surgery with dispensary and a primary school with nursery. The nearby towns of Blandford Forum and Shaftesbury offer a wide range of facilities including shops, supermarkets, a small hospital and libraries, whilst Gillingham has a mainline railway station (London Waterloo). Further afield is Salisbury to the east and Bath to the north with the Jurassic Coast within an hour's drive to the south. The A303 is approximately 30 minutes to the north, giving access to the south-west and London via the M3. There is a fantastic range of local schools in the area in both state and private sectors.

DIRECTIONS

What3words///churn.fidgeting.passion

SERVICES

Mains water and electricity and drainage are connected to the property. Oil fired central heating system.

MATERIAL INFORMATION

Standard, & superfast, & ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

Council Tax Band: G

Dorset Council Tel: 01305 221000

Photographs taken June 2026



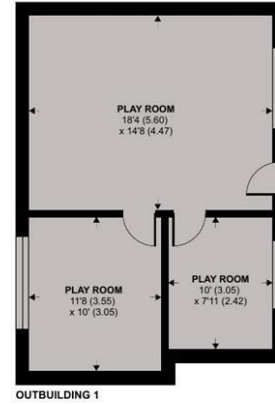
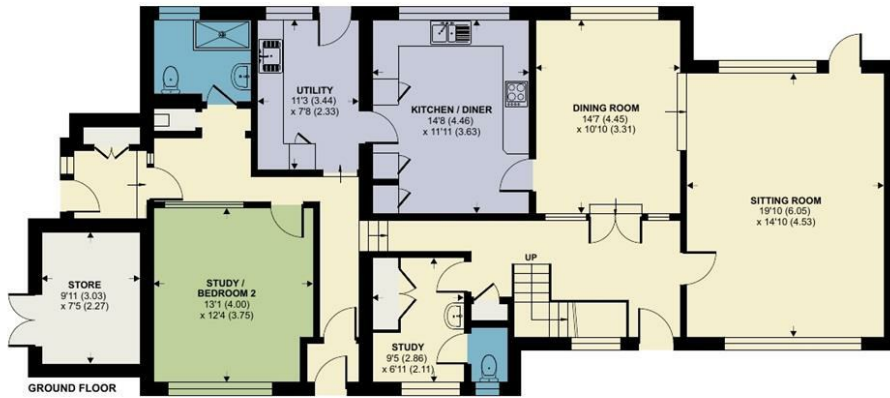


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Approximate Area = 2148 sq ft / 199.5 sq m
 Garage = 321 sq ft / 29.8 sq m
 Outbuilding = 553 sq ft / 51.3 sq m
 Total = 3022 sq ft / 280.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
*Not Applicable - New building rules			
20-24.99	A		
25-29.99	B		
30-34.99	C		
35-39.99	D		
40-44.99	E	44	52
45-49.99	F		
50-54.99	G		
England & Wales			



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1477817



STU/GWB/0626



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