



Symonds
& Sampson

Monk's Yard

Haywards Lane, Child Okeford, Blandford Forum, Dorset

Monk's Yard

Haywards Lane
Child Okeford
Blandford Forum
DT11 8DX

A charming and historic Grade II listed residence situated in the heart of Child Okeford, includes a self contained annexe, several outbuildings and a generous rear garden.



- Grade II listed charming character residence
 - Sought after village location
 - Annexe and outbuildings
- Ideal for multi generational living or working from home
 - Generous rear garden
 - Close to amenities



Guide Price £650,000

Freehold

Blandford Forum Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

Monk's Yard is a historic and characterful home situated in the heart of Child Okeford with an annexe, several outbuildings and a generous garden. The dwelling enjoys a wide range of character features including wooden beams, exposed brickwork and open fires. The dual aspect kitchen is traditionally decorated in the classic country style with an Aga set within a chimney breast, with wall and base units. The formal sitting room is a generous room with characterful wooden beams and pillars and a feature brick open fire place. A further cosy reception room is currently arranged as an additional sitting room but has previously been used as a music and play room. There is a utility room housing the white goods and a cloakroom.

The main bedroom is a generous dual aspect room with built in storage, a walk in wardrobe and an ensuite bathroom. There are two further double bedrooms and two single bedrooms, together with a family bathroom.

ANNEXE

The annexe has its own entrance and connects internally to the main dwelling. Previously used as a rental property, it offers potential for a variety of uses including multi generational living, or holiday/long term letting. The ground floor has an area which could be made into an open plan kitchenette / sitting room and a separate cloakroom. Stairs lead to a double bedroom with built in storage and a bathroom.

OUTSIDE

Wooden gates to the left hand boundary lead to a gravel driveway and parking to the rear of the dwelling, providing access to an outbuilding which previously was a small stable and is now used as a carport with attached workshop and studio, which could be arranged as a home office. The rear garden is a particular feature and is of a generous size despite being located in the heart of the village. The first section is laid to lawn, bound by deep and established borders filled with plants and trees, providing a good degree of privacy. A charming summer house boasts a terrace overlooking the pond which is teeming with wildlife, a lovely spot to enjoy the sunshine and nature. A conifer hedge with an archway divides the garden, with the second section arranged as a large working garden with beds and borders filled with fruit and vegetables. At the bottom boundary there is a further outbuilding that is arranged as a studio and store rooms, benefitting from a large patio to enjoy the sunshine and is ideal for outside dining.

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. The A303 is approximately 30 minutes to the north, giving access to the south-west and London via the M3.

DIRECTIONS

[what3words.com/#!/input/cropping/searches](https://www.what3words.com/#!/input/cropping/searches)

SERVICES

Mains electricity, water and drainage. Electric room heaters.

MATERIAL INFORMATION

Dorset Council Tax Band - E

Tel: 01305 211 970

EPC- Exempt Grade II listed

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

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Please refer to the government website for more details.

<https://www.gov.uk/check-long-term-flood-risk>

Photographs taken April 2026 (C) Symonds & Sampson



Haywards Lane, Child Okeford, Blandford Forum

Approximate Area = 2684 sq ft / 249.3 sq m (exclude carport)

Annexe = 265 sq ft / 24.6 sq m

Outbuilding = 855 sq ft / 79.4 sq m

Total = 3804 sq ft / 353.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1439319

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01258 452670

blandford@symondsandsampson.co.uk
Symonds & Sampson LLP
7, Market Place,
Blandford, Dorset DT11 7AH



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