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Upper Street, Child Okeford, Blandford Forum, Dorset

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Upper Street
Child Okeford
Blandford Forum
Dorset DT11 8EF

An historic village house, once two properties, and now offering gracious living space with delightful private gardens to the rear.



- Beautifully presented Grade II listed house
 - Well balanced accommodation
 - Tended garden and al fresco terrace
 - Up to four reception rooms
 - Large attic space & cellar

Guide Price **£615,000**

Freehold

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THE PROPERTY

1 Upper Street is an historic Grade II listed village house now renovated and presented beautifully.

The front door opens into an attractive wood-panelled entrance hall, introducing the character and charm found throughout the property. At the heart of the home is a well-proportioned dining room with double doors opening onto the garden, creating an excellent space for entertaining and family life. The dining room flows into the kitchen, which features an electric Aga. To the right of the hall is a generous study, while the elegant sitting room, centred around a log-burning stove, connects to a comfortable family reception room, creating a practical and sociable layout.

A staircase rises to the first floor, where there are three double bedrooms and two bathrooms. The principal bedroom enjoys access to a shower room, which also opens onto the landing, while a separate family bathroom serves the remaining bedrooms. An original staircase from the principal bedroom provides a unique link to both the kitchen below and the attic rooms above. These attic rooms benefit from natural light via heritage roof windows and offer excellent potential for further accommodation, subject to the necessary consents.

Completing the property is a substantial cellar accessed from the inner hallway, a rare and valuable feature that provides excellent storage space.

OUTSIDE

Providing a beautiful backdrop to the house, the private rear garden is a particular feature of the property. Immediately adjoining the house is a terrace, ideal for alfresco dining and entertaining, enhanced by a magnificent mature magnolia tree that creates a wonderful focal point. Beyond lies a level lawn, framed by deep, well-stocked flower and shrub borders, creating a delightful and established garden with year-round interest. The gardens enjoy an elevated position above the village hollow, affording a high degree of privacy with no direct rear neighbours. A side gate provides convenient pedestrian access back to Upper Street

SITUATION

Child Okeford is situated beneath Hambleton Hill, surrounded by countryside designated as a National Landscape. The village is situated well away from main roads and traffic noise and the river Stour with its lush meadows and lightly wooded hillside is to the South. The village has an excellent range of amenities including a shop, post office, two public houses, doctors surgery, primary school, organic shop and church. It is within easy distance of Blandford Forum (6 miles) Shaftesbury, (8 miles) Sturminster Newton (5 miles) and Bournemouth (25 miles). The area is well known for its excellent range of independent and state schools.

DIRECTIONS

What2words///wheels.grit.attaching

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Mains gas 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.

(Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: C

Agents Notes: Child Okeford Conservation Area

Rights of Way: 1&2 has a RoW to the rear of 3 for access from Upper Street to the garden

Photographs taken in March & June 2026



Upper Street, Child Okeford, Blandford Forum

Approximate Area = 3179 sq ft / 295.3 sq m

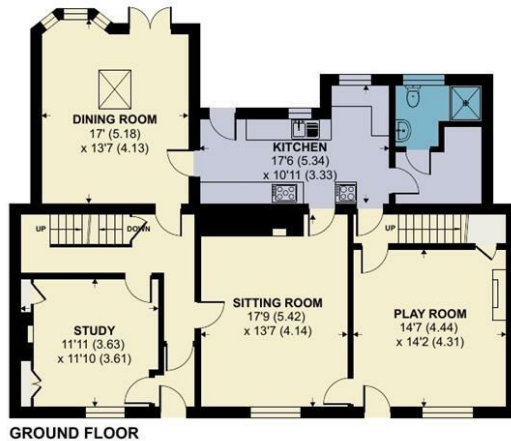
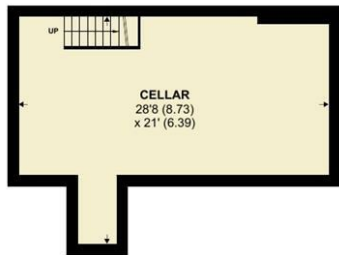
Limited Use Area(s) = 285 sq ft / 26.4 sq m

Total = 3464 sq ft / 321.7 sq m

For identification only - Not to scale



Denotes restricted head height



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: 1428797



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