

An aerial photograph of a large, multi-gabled brick house with a red tiled roof. The house is surrounded by dense green trees and a well-manicured lawn. In the background, there is a large field of harvested crops, possibly corn, and rolling hills under a cloudy sky.

CLOVERFIELD, THE COMMON, BLANDFORD FORUM DT11 8QY



Solar Panels

Pond

Ponds

Cloverfield

Ridgeway House

COMMON

- ◆ DETACHED CHALET BUNGALOW
- ◆ GROUNDS OF JUST OVER 2.5 ACRES
- ◆ THREE/FOUR BEDROOMS
- ◆ SCOPE TO EXTEND/RE-MODEL (STPP)
- ◆ RURAL LOCATION
- ◆ DETACHED DOUBLE GARAGE
- ◆ SOLE AGENTS

A unique opportunity to acquire this individual family home set in grounds of a little over 2.5 acres and boasting tremendous scope to be remodelled and developed to suit a prospective purchaser.

Property Description

Cloverfield has been under the ownership of its current custodians for a number of years, during which time the home has served as a hub to their family and they have cultivated an extensive catalogue of trees, flora and fauna throughout the grounds which extend to a little over 2.5 acres. The home sits in a elevated position over the land towards the northerly edge and the accommodation comprises of a living room, kitchen, study, utility, bathroom and two bedrooms to the ground floor with a further master bedroom suite and reception space to the first floor. The home, in our opinion, boasts a vast amount of scope to be remodelled and developed (STPP).





Gardens and Grounds

The grounds of the home comprise of ancient nature oak on the parish boundary, plus oaks and field maples in the other hedges, with a collection of trees and shrubs collected from around the world and planted over the last 32 years. (A list of species and varieties are available). A central area is given over to wildflower hay meadows and the plot supports a rich variety of nature and wildlife.

For parking, the home has a driveway and detached double garage.

Location

Child Okeford sits at the foot of the ancient Hambledon Hill and the picturesque village enjoys facilities that include a village hall, recreation ground, doctors surgery, post office/village store, two public houses and a primary school.

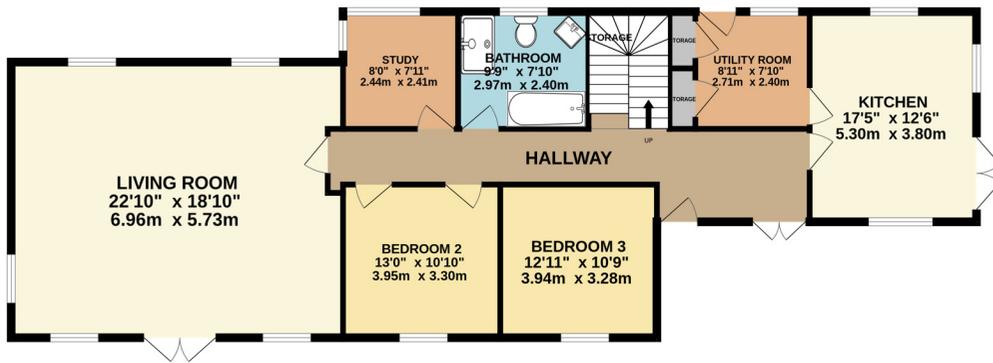


Size: 2278 sq ft (211.7 sq m)
Heating: Oil fired (serviced regularly)
Glazing: Mixed glazed
Parking: Driveway and detached double garage
Garden: South facing
Main Services: Electric, water, telephone
Local Authority: Dorset Council
Council Tax Band: F





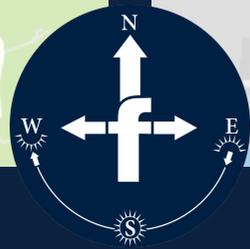
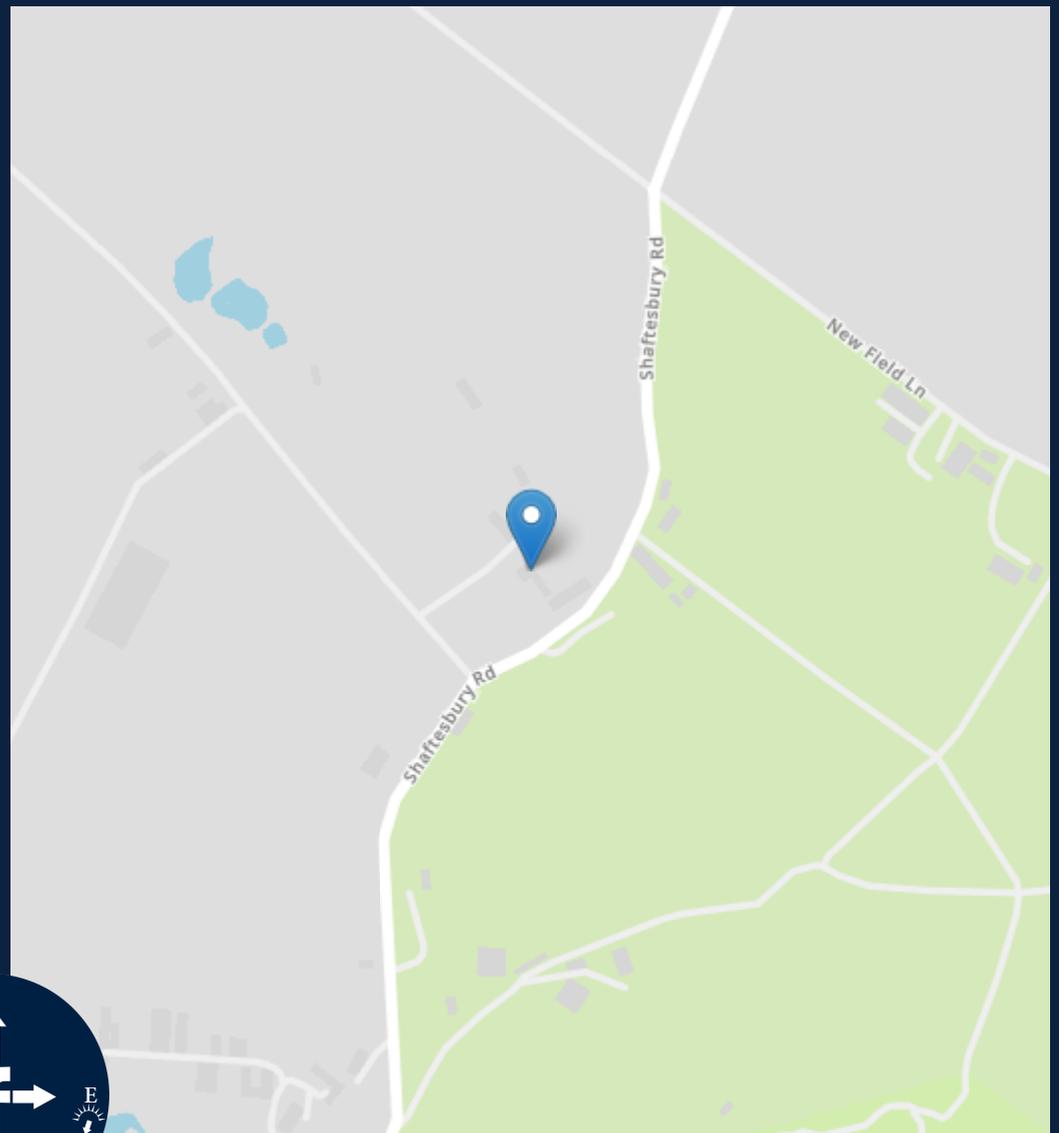
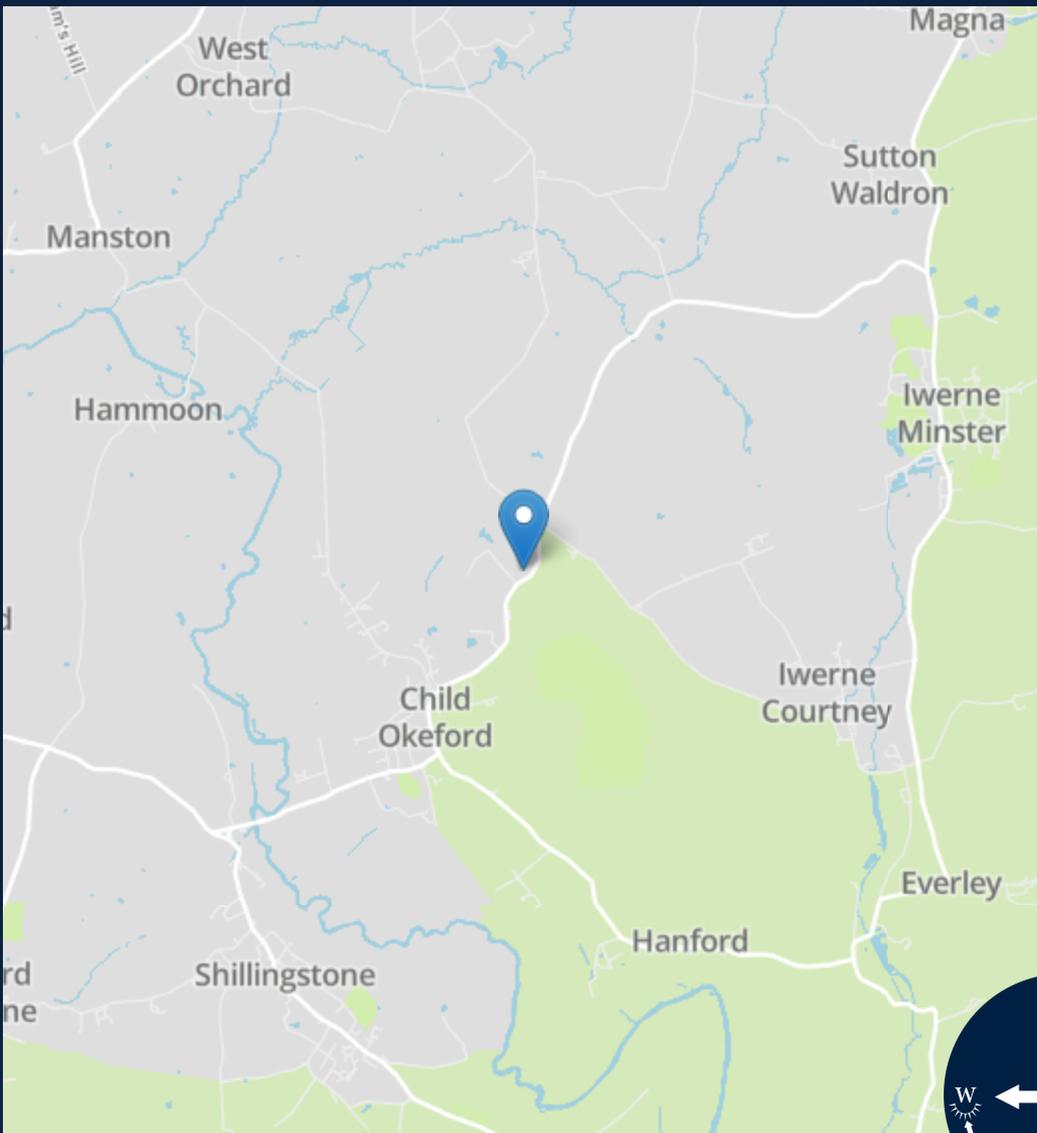
GROUND FLOOR
1224 sq.ft. (113.7 sq.m.) approx.



1ST FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA : 2278 sq.ft. (211.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| A (92+) | 85 |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |
| Not energy efficient - higher running costs | |
| 53 | |

England, Scotland & Wales

EU Directive 2002/91/EC



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