

CLOVERFIELD, THE COMMON, BLANDFORD FORUM DT11 8QY

Guide Price

£975,000

Freehold



- ◆ 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

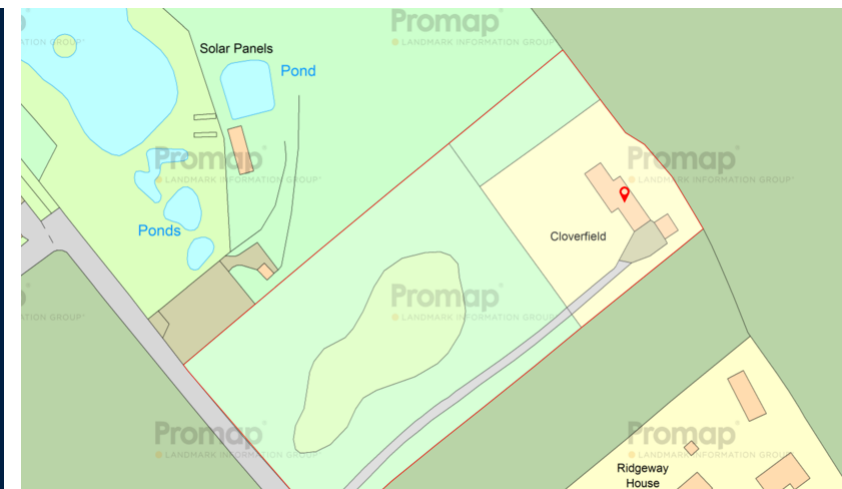
Parking: Driveway and detached double garage

Garden: South facing

Main Services: Electric, water, telephone

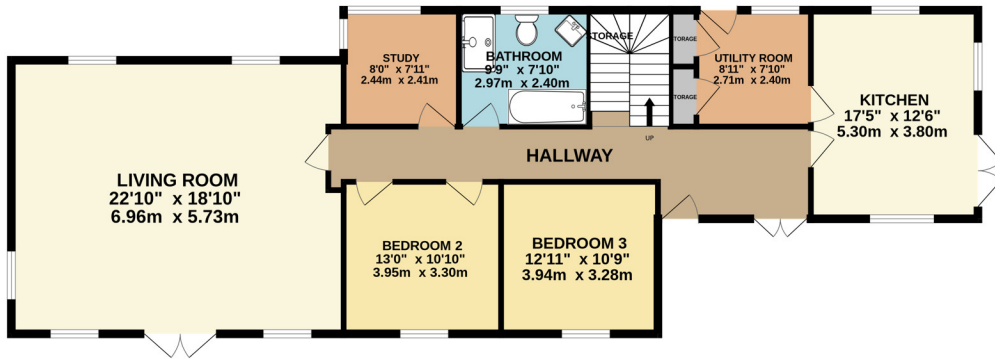
Local Authority: Dorset Council

Council Tax Band: F

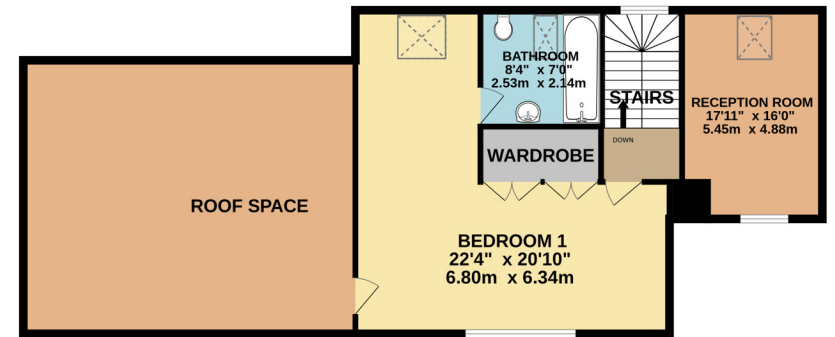




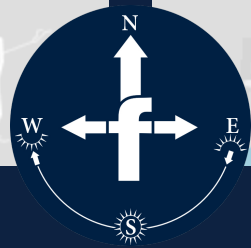
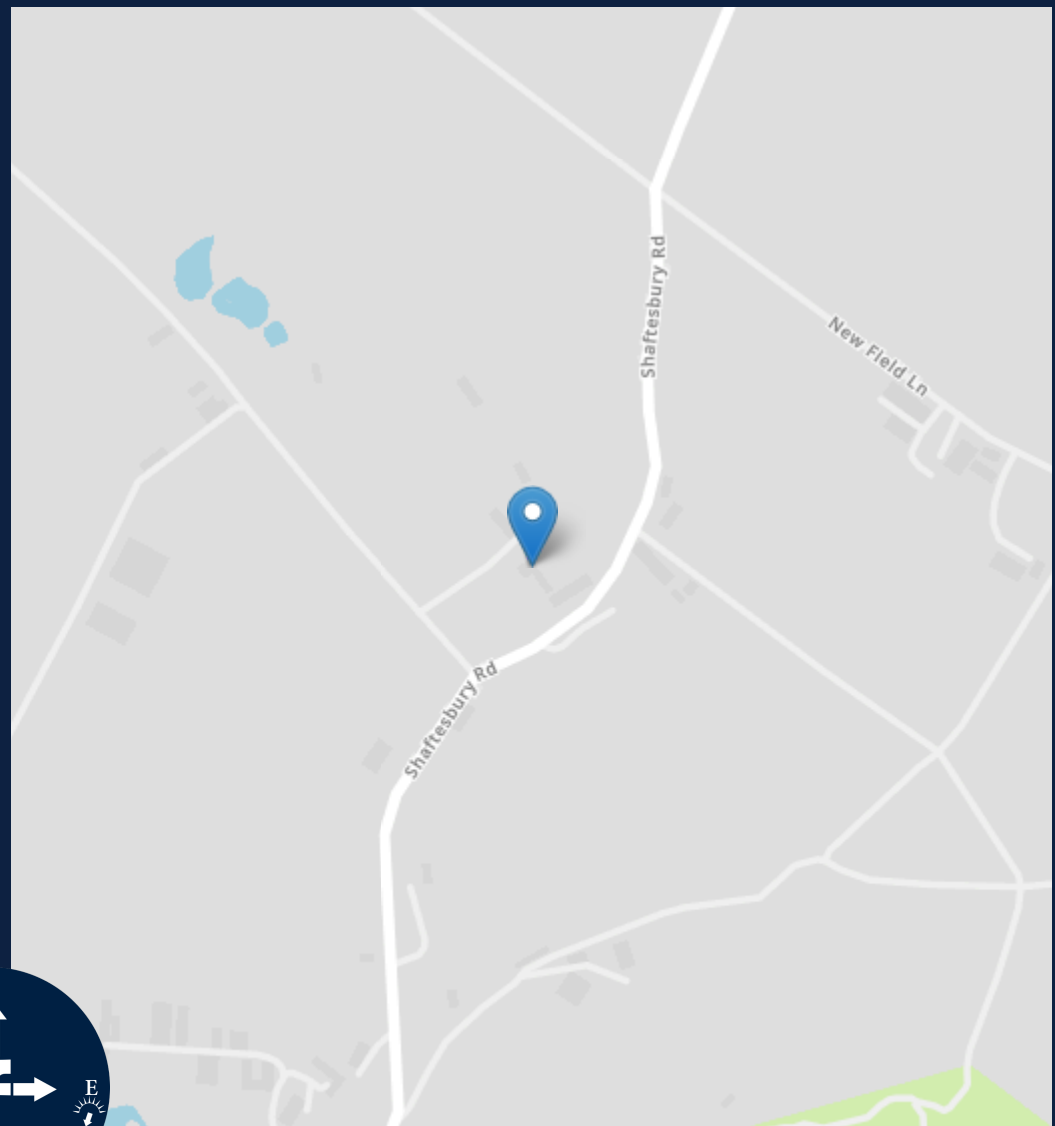
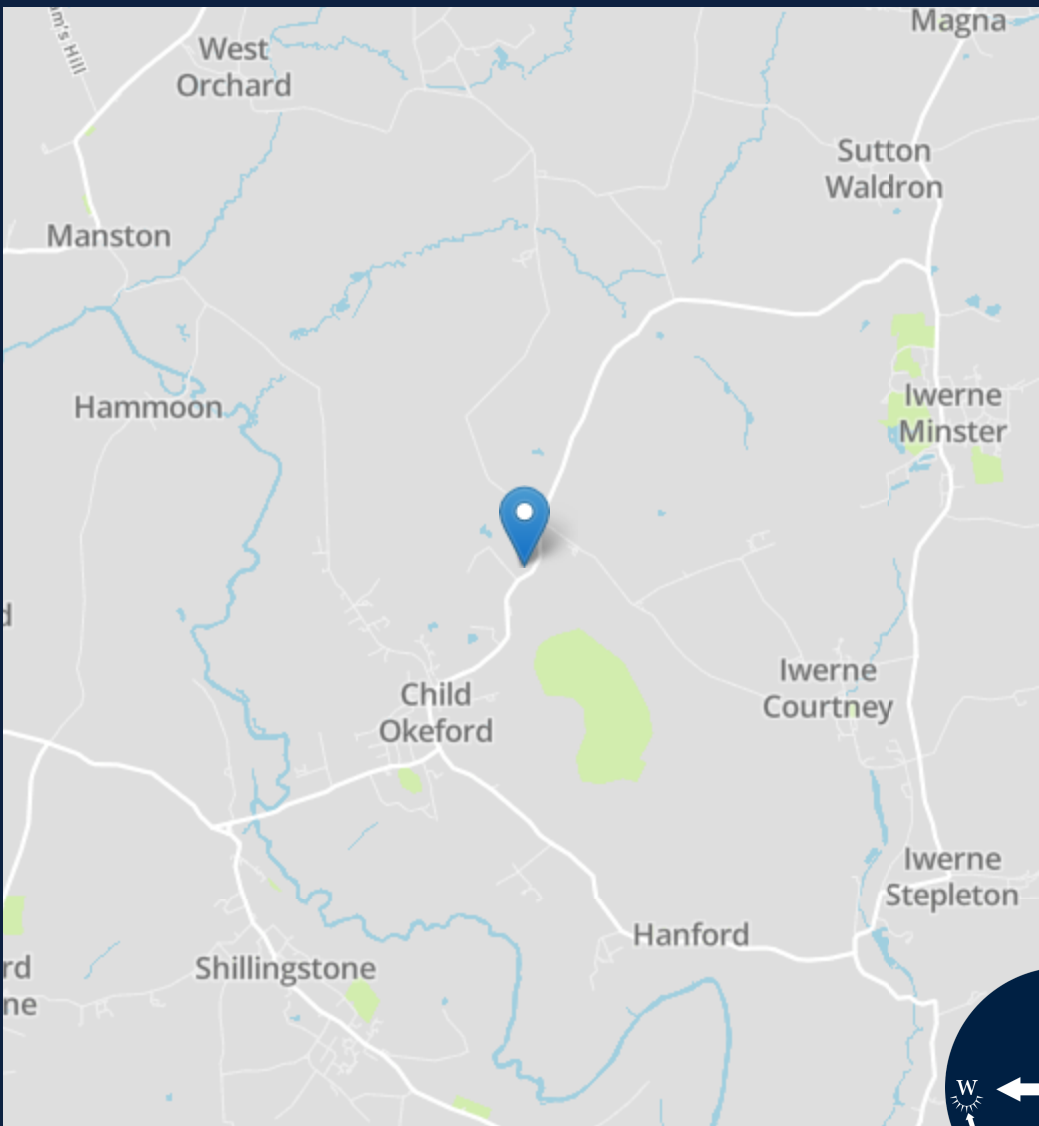
GROUND FLOOR
1224 sq.ft. (113.7 sq.m.) approx.



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
Made with Metropix ©2023



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



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

fisks

ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000