



*Guide Price*

**£1,095,000**

CLOVERFIELD, THE COMMON, BLANDFORD FORUM DT11 8QY

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

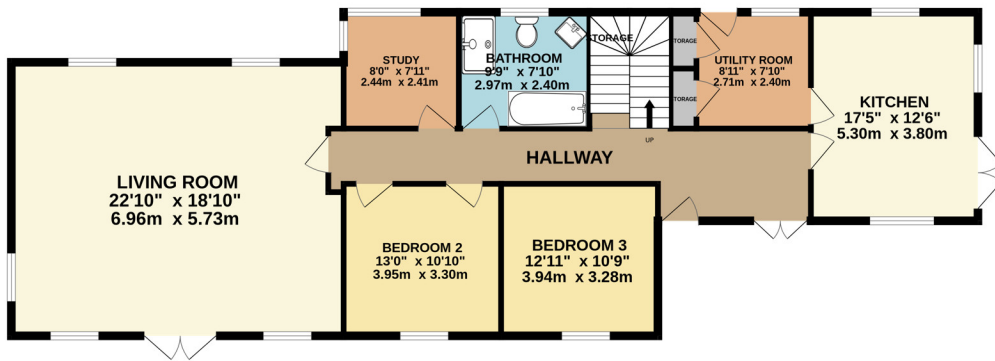




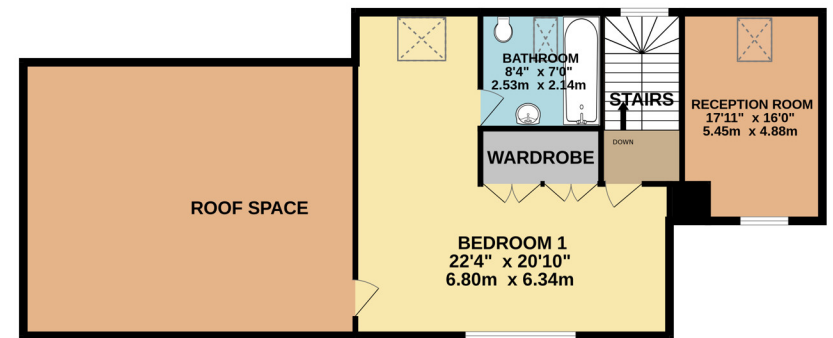




GROUND FLOOR  
1224 sq.ft. (113.7 sq.m.) approx.

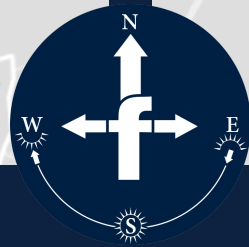
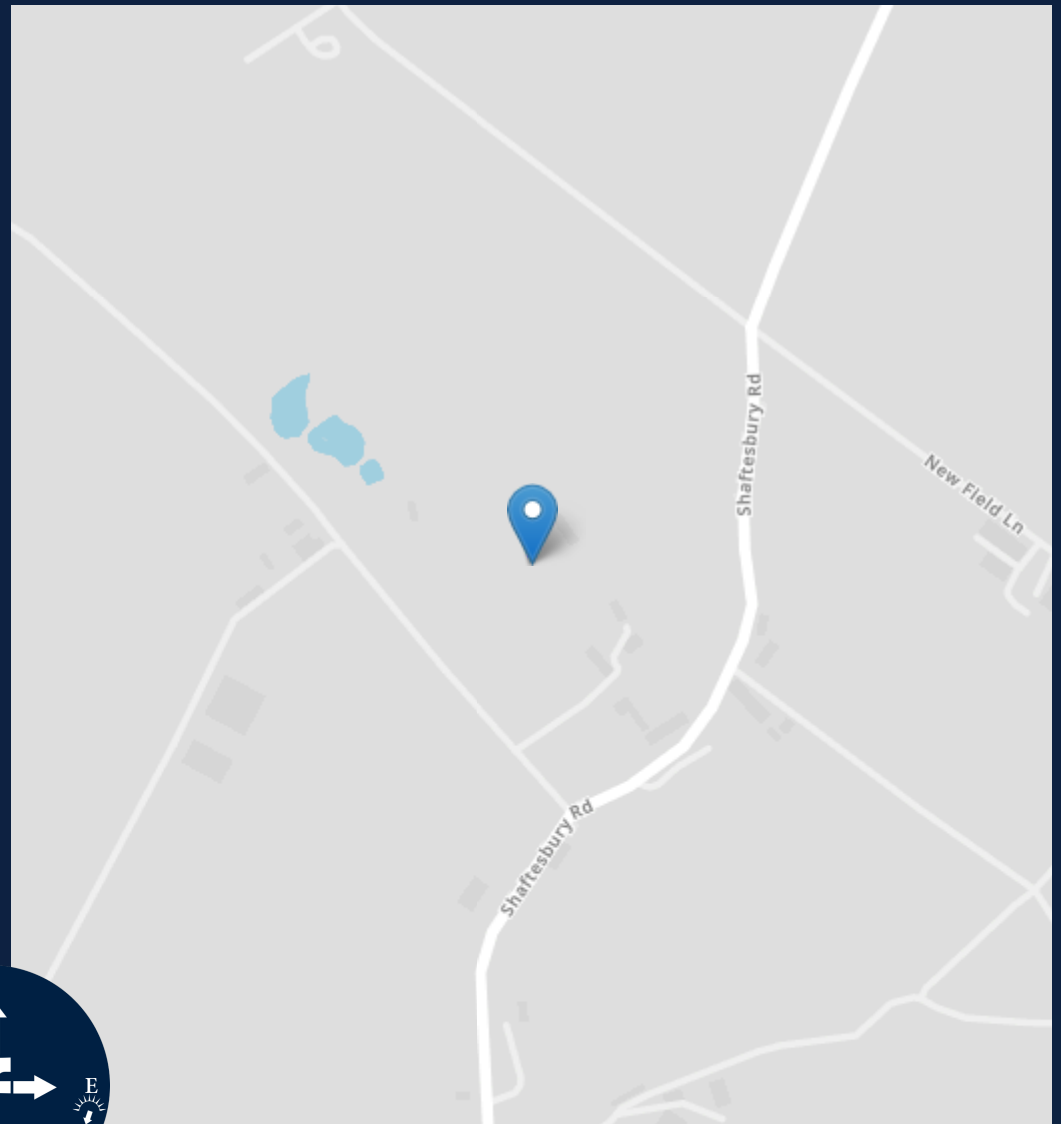
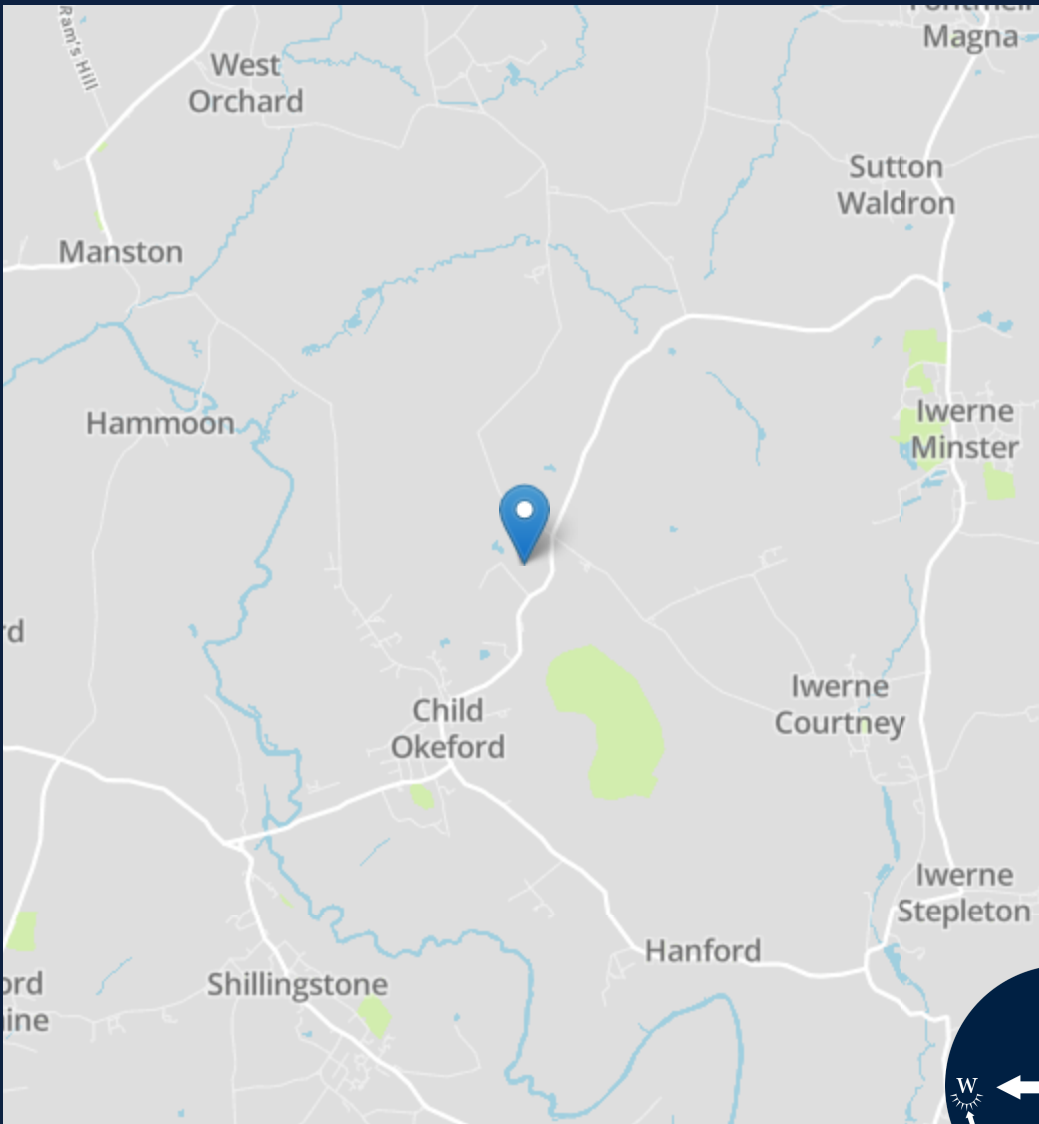


1ST FLOOR  
1054 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA : 2278 sq.ft. (211.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	85
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	53
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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