



Plot 1, Bride Place, Litton Cheney, Dorchester

An exciting new development of 6 homes in Litton Cheney, built to a high specification.

Guide Price

£475,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Plot 1, Bride Place, Litton Cheney, Dorchester, DT2 9AP

- Small development in sought-after village
- High specification with quality appliances
 - Open plan kitchen/dining room
 - 3 bedrooms, 2 bathrooms
 - 2 allocated parking spaces
- Completion estimated Spring 2024

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

A select development of three new-build houses, one detached and two semi-detached, within a close of six new properties to the centre of Litton Cheney, just three miles from the coast. The village lies in the beautiful Bride Valley within an Area of Outstanding Natural Beauty.

Bride Place Limited is a privately owned development company with over 30 years in the building industry, who take a personal pride in the high standards and value for money of their developments.

Situation

Litton Cheney is situated in the sought-after Bride Valley, and has an active community with public house, village hall, excellent primary school and church. There are plenty of footpaths leading to Puncknowle, Long Bredy etc. The village is in the West Dorset AONB and there are

views all around towards the sea at Burton Bradstock, which is about 10 minutes away by car. Bridport is 7 miles away and is a bustling and vibrant market town. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. The county town of Dorchester is 9 miles to the East, with a further selection of shops and amenities. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester and Yeovil.

Local Authority

Dorset Council: 01305 251010.

EPC to be confirmed. Council Tax to be confirmed.

Accommodation

Kitchen / Dining Room 6878 X 2848 mm 22'6" X 9'3"

Living Room 3165 X 3642 mm 10'4" X 11'9"

Master Bedroom 3045 X 3470 mm 9'10" X 11'4"

Bedroom 2 2623 X 2868 mm 8'6" X 9'4"

Bedroom 3 3160 X 2655 mm 10'4" X 8'7"

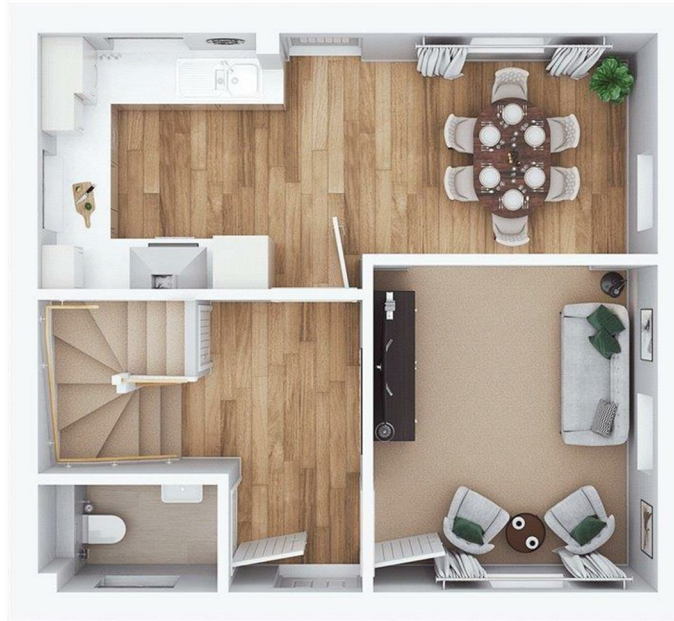


Specification

- A fully fitted kitchen with integrated appliances.
- White sanitary ware to all bathrooms and cloakrooms, with heated towel rails and ceramic wall & floor tiles.
- TV and BT points to selected rooms with a provision for Sky plus HD (Skybox, dish and subscription not included).
- Underfloor heating to the ground floor and an efficient air-source heat pump heating system to the first floor via radiators with thermostatic controls.
- Double glazed PVCu windows and doors with multi point locking system.
- Flooring throughout.
- Landscaped front garden with feature planting, turfed rear garden with patio.
- 2 allocated parking spaces.
- 10 year building warranty.

Directions

From Bridport take the A35 East towards Dorchester. After approximately 6 miles, in the middle of the second dual carriageway, take the right-hand turn signed to Litton Cheney. Follow the road down the hill and turn right at the bottom. Go through the village, bearing sharp left at the bus stop and continue until you reach the offices of C G Fry. Turn right immediately afterwards into the entrance to the development.



Bridport/SVA/Rev. 11.06.24



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