

Symonds
& Sampson

Coombes Close
Litton Cheney, Dorset

Coombes Close

Litton Cheney
Dorchester
DT2 9EX

Delightful semi-detached three bedroom village house.



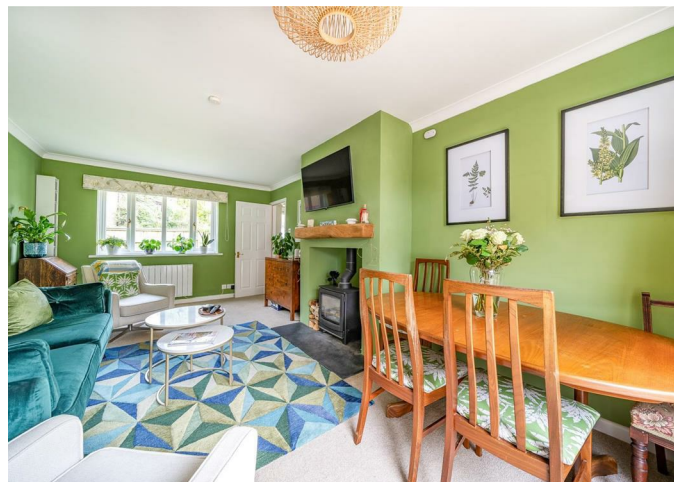
- Excellent decorative order
 - Peaceful location
 - Woodburning stove
 - Parking
 - Garage



Guide Price £350,000

Freehold

Bridport Sales
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THE DWELLING

Built in the 1980s by the renowned Poundbury builder CG Fry's, the property lies close to the end of a quiet backwater to the centre of a picturesque Dorset village. The property over the last 10 years has undergone a rolling programme of refurbishment and renewal, taking in all the high cost items and most recently the replacement of the electric heating with internet/thermostatically controlled contemporary radiators. The property is in excellent decorative order throughout, has parking to the front, an attached garage to the side, and a low maintenance garden to the rear.

ACCOMMODATION

The living accommodation revolves around a central hallway off which the living room, the kitchen and the cloakroom are accessed. The sitting room runs from the front to the rear of the property with a focal point of a newly installed woodburning stove and double doors onto the garden to one end. To the end of the hall there is a kitchen with space for a dining table that is equipped with a comprehensive range of floor mounted units and cupboards with integral appliances including an electric double oven, a ceramic hob and a dishwasher. Upstairs there are three good bedrooms served by a bathroom with

a shower over the bath. The property has electric radiator heating and UPVC double glazing.

OUTSIDE

To the front of the property there is an area of driveway laid to tarmac that provides parking for a number of cars and access to the attached garage. To one side of the driveway there is an area of shingle beside which there is an area of lawn. Immediately to the rear of the property there is an extensive area of paved terrace that makes a good outside entertaining area during the summer months, beyond which there is a formal area of lawn with a useful timber garden shed to one side. The gardens are enclosed by timber fencing while off the terrace a door leads through to the garage that is equipped with an up and over door, light and power with a useful storage area in the roof void.

SITUATION

Litton Cheney is situated in the sought-after Bride Valley, and has an active community with a 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, with the county town of Dorchester 9 miles to the East. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester and Yeovil.

DIRECTIONS

What3Words///mend.overtime.prices.

SERVICES

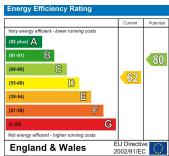
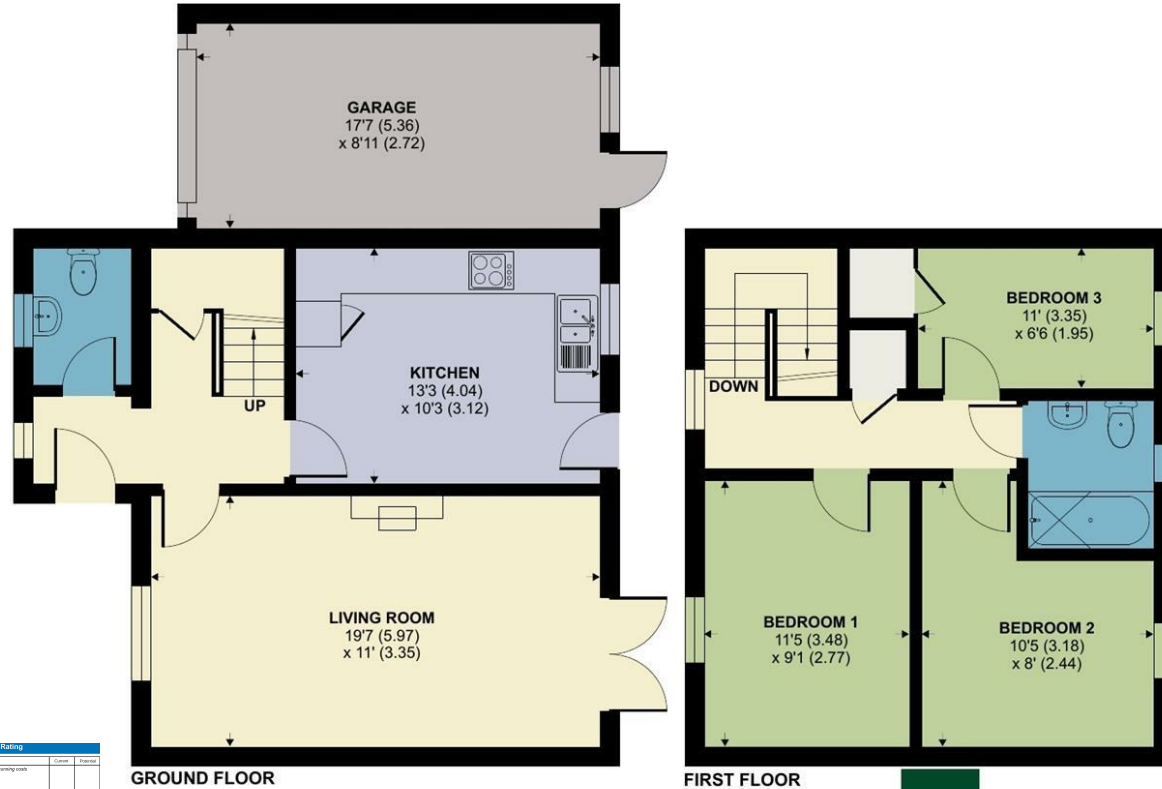
Mains electricity, water and drainage. Electric heating. Broadband speed: Superfast broadband is available. Mobile phone coverage: Network coverage is mostly good indoors and good outdoors.





Coombes Close, Litton Cheney, Dorchester, DT2

Approximate Area = 912 sq ft / 84.7 sq m
Garage = 159 sq ft / 14.7 sq m
Total = 1071 sq ft / 99.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1163076



Bridport/SVA/250724



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