



Symonds  
& Sampson

# Litton Hill

Chalk Pit Lane, Litton Cheney, Dorchester

# Litton Hill

Chalk Pit Lane  
Litton Cheney  
Dorchester  
DT2 9AN

Handsome detached five bedroom stone village house with a wealth of accommodation and lovely views over the Bride Valley.



- Panoramic views
- A wealth of accommodation
- Excellent condition throughout
- Secluded gardens
- Remodelled contemporary kitchen and bathrooms

Freehold

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## THE DWELLING

Litton Hill is beautifully sited below a vineyard and above the picturesque Dorset village of Litton Cheney taking in far-reaching views over the Bride Valley. One of three properties built by CG Fry in 1992 the house has the best of the views, has an attractive private garden and a wealth of accommodation.

## ACCOMMODATION

The accommodation on the ground floor is arranged around three spacious living areas with a formal dining hall to the centre with double doors onto the garden terrace behind, a sitting room to one side and a kitchen breakfast room to the other. The sitting room has the focal point of a fireplace equipped with a Jetmaster style grate, while the kitchen has been remodelled in recent years to create a really attractive daytime living hub with a dining area to one end and kitchen area to the other. Beyond the kitchen there is a useful back hall with cloakroom and a utility room with a door out into the gardens. Off the back hall a door leads into the integral double garage.

Upstairs there are four good bedrooms the principal of which has the best of the views and an ensuite bathroom, with three remaining bedrooms sharing a family shower room. On the other side of the house there is a separate staircase accessed from the back hall that leads up to a fifth bedroom with its own ensuite shower room and a door that leads out onto a decked terrace taking in the views to Hardy's monument. The property is in outstanding decorative order throughout, has oil fired central heating and is fully double glazed.





## OUTSIDE

From the village lane a driveway sweeps around to the front of the house with an area of parking that will accommodate several cars and gives access to the double garage. The main body of the garden lies on the east side of the house taking in the views to Hardy's monument and around to Shipton Hill towards the coast. The gardens to the centre are for the most part laid to lawn with an array of a herbaceous shrub and tree planting to the edges that provide shape colour and form throughout the year and most importantly privacy. There are two areas of terrace

that make good outside entertaining areas during the summer months, with a paved terrace edged by lavender off the formal dining room and a raised decked terrace to one corner of the garden.

## 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  
///markets.cloth.crows



## SERVICES

Mains Electricity, Water & Mains Drainage  
Oil fired Central Heating  
Superfast Broadband is available in this area  
Mobile phone coverage can be limited in this area

## LOCAL AUTHORITY

Dorset Council: 01305 221000  
Council Tax Band: F

Energy Efficiency Rating		Current	Target
Very energy efficient (lower running costs)	A		
Energy efficient	B		
Decent	C	64	73
Below average	D		
Poor	E		
Very poor	F		
Least energy efficient (higher running costs)	G		
Minimum energy rating required			
England & Wales		EU Directive 2002/91/EC	

# Chalk Pit Lane, Litton Cheney, Dorchester

Approximate Area = 1805 sq ft / 167.7 sq m  
 Limited Use Area(s) = 134 sq ft / 12.4 sq m  
 Garage = 413 sq ft / 38.4 sq m  
 Total = 2352 sq ft / 218.3 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). © ncthemcom 2024. Produced for Symonds & Sampson. REF: 1167067



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