



Symonds
& Sampson

Litton Cheney
Dorchester, Dorset

Litton Cheney

Dorchester

Dorset

DT2 9AP

Charming traditionally built three bedroom house with parking, garage and workshop, situated in the pretty village of Litton Cheney.



- Scope for remodelling and improvement
 - Workshop and garage
- Popular Bride Valley village location

Guide Price £425,000

Freehold

Bridport Sales
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THE DWELLING

Talisman was built in 1985 by the well-known Poundbury developer CG Fry and has handsome stone elevations with brick quoining under a slate roof. Although the property is in need of some modernisation now, what marks this house out from many others is the breadth of its living accommodation, the workshop/garage/parking that lies to the rear, and its location to the centre of a popular Bride Valley village.

ACCOMMODATION

The main body of the living accommodation lies on the west side of the property, looking out over the rear gardens taking in the sun for much of the day, with a sitting room that gives way to a garden room and in turn to a conservatory. The kitchen lies to the front of the house and it has been suggested, subject to building regulations, that the dining room, that lies behind, could be opened out into the kitchen to create a more complete space. Off the kitchen there is a utility room while to the front of the house there is an entrance hall and a cloakroom. Upstairs there are three good bedrooms served by a shower room. The property is double glazed and has electric heating supplemented by a woodburning stove in the sitting room.

OUTSIDE

Immediately to the rear of the property there is a delightful outside entertaining area that gives way to a formal garden. This is for the most part laid to lawn with a meandering path that leads down to the workshop and garage. The workshop is equipped with light and power along with the garage, with a useful storage area in the roof void. In front of the garage and workshop there is off-street parking for two cars while to the end of the garden there are a series of useful timber sheds.

SITUATION

This property is situated in Litton Cheney, a popular village known for its outstanding countryside beauty and offers numerous walking opportunities. Heading west you will find the Jurassic Coastline and one of Dorset's local towns, Bridport, it has a variety of independent shops, restaurants that cater to range of tastes, and especially for its arts and music events. Dorchester and Weymouth are to the east of the village where sports and other opportunities lie.

DIRECTIONS

What3Words:///compelled.vocally.meatball

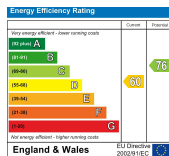
SERVICES

Mains electricity, water and drainage with electric heating.
Broadband: Superfast broadband is available.
Mobile phone coverage: Network coverage is mostly limited indoors and good outdoors.
Dorset Council: 01305 251010
Council tax band: D
EPC: D

MATERIAL INFORMATION

The property lies within an area with a high risk of flooding from surface water. The Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their ownership.





Talisman, Litton Cheney, Dorchester

Approximate Area = 1134 sq ft / 105.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1227697



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