

Symonds
& Sampson



Swallowfield
Litton Cheney, Dorchester, Dorset

Swallowfield

Litton Cheney
Dorchester
Dorset DT2 9AE

Beautifully presented 4/5 bedroom village house with lovely views and low running costs.



- Panoramic views
- Detached family home
- Garage and parking
- Energy efficient
- Village location

Guide Price £700,000 to £750,000

Freehold

Bridport Sales
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THE PROPERTY

This property really does have it all. Not only is it a handsome detached house with panoramic views within an attractive village, it has been organised to be as cost-efficient to run as possible, with the current owners able to offset their annual running costs and even achieve a profit at the end of each year. An exceptional feat at a time of unparalleled energy costs.

ACCOMMODATION

The property was built approximately 40 years ago, subsequently extended and thoughtfully updated over the years to include full insulation, photovoltaic cells, and an air source heat pump that have made the low running costs possible. The property was built by the well-known Poundbury builder CG Fry, with the hub of the house undoubtedly the open plan living/dining room which stretches across the back of the house facing south west, taking in the sun for much of the day, with underfloor heating and sliding patio doors opening out to the panoramic views. The sitting room is equally spacious, centred around a fireplace with working log burner, and the kitchen is handmade with a range cooker and a dishwasher. In addition downstairs there is a study (or possible 5th bedroom for ground level living), a utility room with washer/dryer and a cloakroom. The majority of the downstairs accommodation is laid to ceramic tile, with the exception of the study and sitting room. Upstairs there are four bedrooms with the principal bedroom having an ensuite shower room and twin double wardrobes. The three remaining bedrooms share a family bathroom. The property has UPVC double glazing and UPVC soffits and fascias, to minimise future maintenance.





OUTSIDE

To the front of the property there is a hedge-enclosed garden laid to gravel, edged by mature herbaceous and shrub planting. To the left-hand side of the property there is parking for two cars and access to a double garage that is currently fitted out as a workshop and equipped with light, power, water and a roller door to one side. The south facing gardens have an extensive area of paved terrace running along the rear that makes an outstanding entertaining area during the summer months. Beyond the terrace the gardens sweep away from the house and are mainly laid to lawn and edged by mature well-stocked

herbaceous and shrub borders. Near the end of the garden there is a wildflower area and a vegetable garden complete with a fruit cage. To the very end of the garden there is a sunken paved area that gives good shade during the heat of the midday sun. Beside the garage there is a useful timber shed, while beside the house there is a covered walkway that houses the wood store for the log burner.

SITUATION

This property is situated in Litton Cheney, a thriving village with a popular pub, a community hall much used for events and activities, a Primary school, a recreation field with

playground equipment and a football pitch, and a number of allotments. The area is known for its outstanding countryside beauty, offering numerous walking opportunities including the South West Coast Path. Heading west you will find the Jurassic Coastline and one of Dorset's local towns, Bridport, which has a range of independent shops and restaurants, plus a wide variety of art and music events. Dorchester and Weymouth are to the east of the village where sports and other opportunities lie.

DIRECTIONS

What3words//ticking.villager.bind



SERVICES

Mains electricity, water and drainage. Photovoltaic cells and an air source heat pump providing hot water, central heating radiators and underfloor heating in the living room.

Broadband - Ultrafast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

EPC: C

LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010

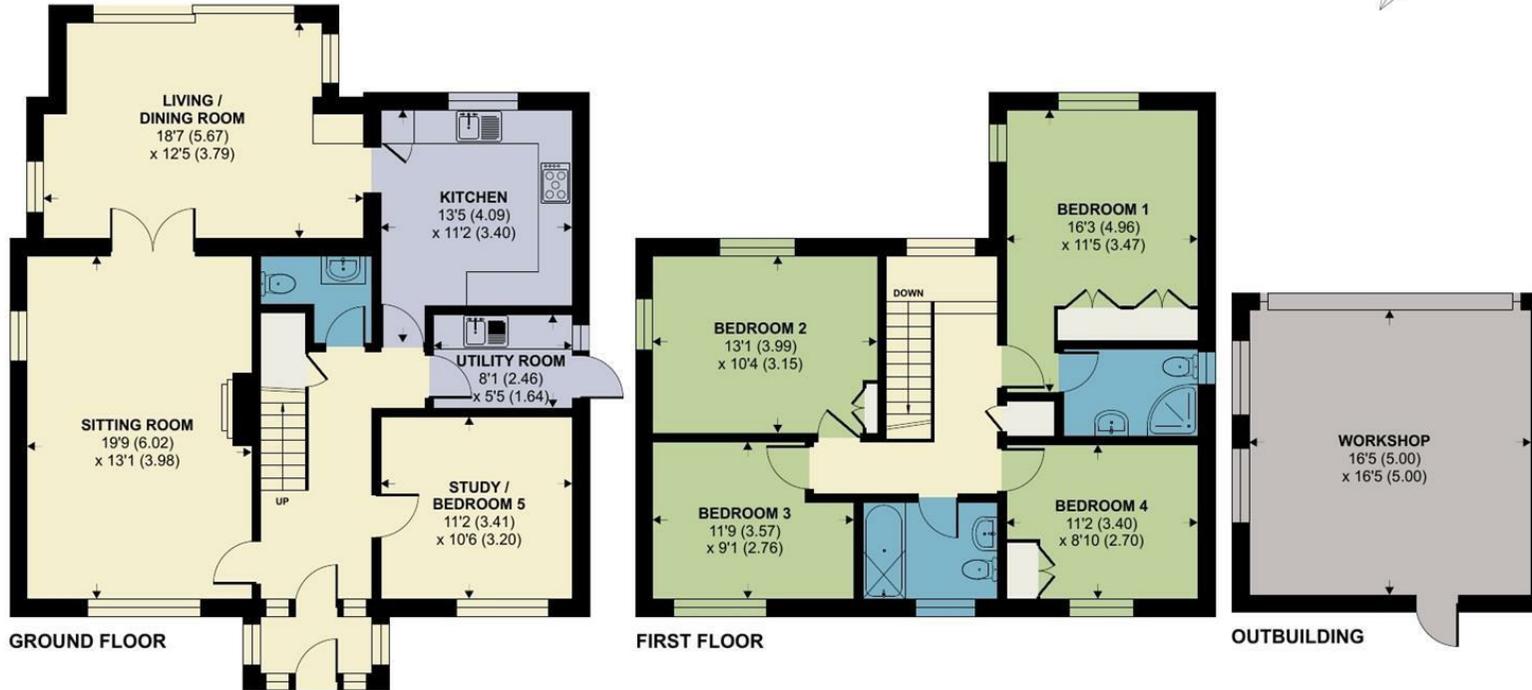
Tax Band - F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Swallowfield, Litton Cheney, Dorchester

Approximate Area = 1705 sq ft / 158.3 sq m
 Outbuilding = 269 sq ft / 24.9 sq m
 Total = 1974 sq ft / 183.2 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 2026. Produced for Symonds & Sampson. REF: 1414712



Bridport/SVA/27032026



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