



Symonds
& Sampson

The Old Granary

7 Barges Close, Litton Cheney, Dorchester, Dorset

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Litton Cheney
Dorchester
Dorset DT2 9DR

Individual detached four bedroom former granary, with wonderful gardens and a lake, quietly situated in an attractive village.



- Character accommodation in the Bride Valley
 - Large kitchen/breakfast room
 - Conservatory and utility
 - Ground floor bedroom suite
 - Double garage and parking

Guide Price **£850,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

The property is believed to date back to the 19th century and has been substantially enlarged to create individual and flexible accommodation. The property has undergone a substantial programme of renewal and refurbishment, including the kitchen/breakfast room and utility room – a Spillers of Chard installation, a new family bathroom and many of the windows.

ACCOMMODATION

The gardens are a particular feature of the property, with many of the principal rooms arranged to take full advantage, having views or doors directly out. The house is entered through a spacious entrance hall laid to ceramic tile with to one side a sitting room, to the other a kitchen/breakfast room and, to the end a cloakroom. The sitting room centres around a newly installed fireplace and multi-fuel stove and has a magnificent exposed ceiling timber running the length, with the original granary arches to one end fitted with a window to one side and double doors to the other. Beyond the sitting room there is a large conservatory, laid to ceramic tile, with extensive views over the garden and double doors out to a paved terrace for outside dining. The kitchen has been beautifully refurbished with an array of floor and wall mounted units and cupboards with granite work surfaces over, an island unit with breakfast bar, an electric three oven dual action Aga, an American style fridge/freezer and plenty of room for a substantial dining table. Wide double doors lead out to the gardens. From the kitchen a door leads into a TV room which in turn leads to the dining room, with double doors to the garden. Beyond the kitchen is a utility room re-fitted to the same standard, with butler's sink, a range of cupboards, granite worksurfaces and plumbing for a washing machine. Doors from the utility room lead out to the rear garden, the garage and the downstairs bedroom suite. The downstairs bedroom is a substantial double (currently used as an extra lounge), with a large walk-in wardrobe and an ensuite shower room equipped with a double sized shower. Upstairs there is a principal bedroom suite that has both a dressing area and an ensuite shower room with a power shower. The dressing area is fitted with copious hanging and wardrobe space and has double doors out onto a balcony that looks over the gardens and the lake below. There are two further double bedrooms that have use of a family bathroom. The bathroom has been refitted with contemporary sanitary ware and a power shower over the bath.





OUTSIDE

The house is approached through a gate from the drive, which has ample parking and leads to the integral double garage. The garage has light and power, a butler's sink, water-softener, plumbing for an additional washing machine and fitted shelving. Through the gate, three different areas of garden, each with its own character, wrap around the house and complement it beautifully. The front and north side are planted with a variety of trees, shrubs and perennials, along with a seating area and an octagonal Woodpecker greenhouse, equipped with light and power. Behind the house, the garden incorporates a spring-fed lake, with woodland paths and a beech hedge to the north, and a

planted, fenced border to the south. Bordering the lake along the back of the house is a large paved terrace, accessible from the dining room and the conservatory, and ideal for entertaining, observing the wildlife, and supervising any boating or swimming. The lake flows out of the property, joining a separate stream along the south-west boundary. On the south side of the house is a separate, fenced garden, including a small vegetable plot, a timber shed and lean-to greenhouse with power connected, and a stream-side pergola.

SITUATION

The property is privately situated in the heart of the popular village

of Litton Cheney, in the sought-after Bride Valley. The village has an active community with public house, village hall, school and church. There is excellent walking country all around the village, which 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 11 miles to the east, with a further selection of shops and amenities. There are water sports and golf at West Bay and several beaches within a few miles. Communication links are good with road links



along the A35 and mainline stations at Maiden Newton,
Dorchester and Yeovil.

DIRECTIONS

What3words///banks.longingly.earmarked

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

Broadband - Ultrafast speed is available.

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

EPC: E

LOCAL AUTHORITY

Dorset Council - 01305 251010

Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(10-14)	A		
(15-19)	B		
(20-24)	C		
(25-29)	D		
(30-34)	E		
(35-39)	F	33	
(40-45)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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APPROX. GROSS INTERNAL FLOOR AREA 3019 SQ FT 280.5 SQ METRES (INCLUDES GARAGE)



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