

A two-story stone house with a brown tiled roof. Two solar panels are mounted on the roof. The house has white-framed windows and a central white-framed glass door. A white downspout runs down the side of the house. The front garden features a paved patio area with a wooden bench, a small green planter, and various shrubs and trees. A brick wall and parked cars are visible in the background.

Symonds
& Sampson

8 Garden Close
Litton Cheney, Dorchester, Dorset

8 Garden Close

Litton Cheney
Dorchester
Dorset DT2 9DW

Link-detached three bedroom village house in good order throughout with lovely far-reaching views over the Bride Valley to the south.



- Quiet village location
- Stunning valley views
- Modern family home
 - Enclosed garden
 - Biomass boiler
 - Solar water heating

Guide Price **£500,000**

Freehold

Bridport Sales
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THE PROPERTY

8 Garden Close was built in 1979 by the renowned Poundbury builder CG Fry and has in recent years undergone a comprehensive programme of refurbishment, renewal and enlargement bringing it firmly into the 21st-century. What however makes this house so special is its position. It lies on the north side of the Bride Valley with wonderful views over the valley and Abbotsbury hillfort to the south which can be enjoyed from all the principal rooms. Add a thrifty biomass boiler and solar water heating and you have a warm contemporary house that is economical to run.

Other notable features of the property include an attractive fireplace equipped with a woodburning stove, a beautifully crafted kitchen/living/dining room with double doors onto the terrace to one end and a fitted kitchen to the other, engineered oak floors through much of the ground floor and contemporary UPVC double glazing all adding to the warmth and economy of the property.

OUTSIDE

To the front of the property there is parking in front of the garage with a low maintenance gravel garden to one side and a mature fuschia hedge. The gardens on the south side of the property are paved to the centre making an

outstanding outside entertaining area during the summer months with areas of herbaceous and shrub planting to each side. On the other side of the property the gardens are laid to lawn with well stocked herbaceous borders either side with a summer house on the south side and a useful potting shed on the north side.

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.

LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010

Tax Band - E

SERVICES

Mains electricity, water and drainage. Biomass boiler.

Broadband - Ultrafast speed available.

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

EPC: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

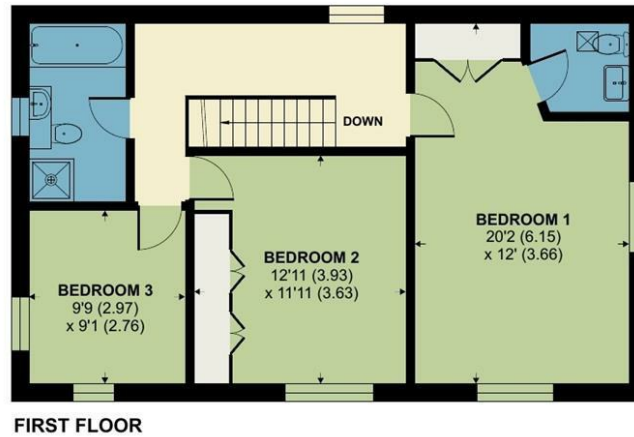
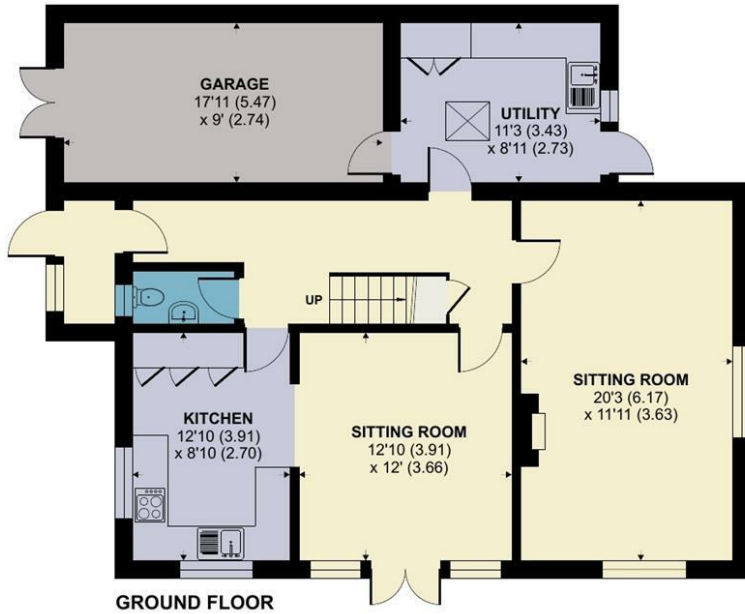
Garden Close, Litton Cheney, Dorchester

Approximate Area = 1505 sq ft / 139.8 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 1666 sq ft / 154.7 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 2025. Produced for Symonds & Sampson. REF: 1388687



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