



Symonds
& Sampson

Plot 2 – 6b Barges Close

Litton Cheney, Dorchester, Dorset

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Litton Cheney
Dorchester
Dorset DT2 9DR

Beautifully crafted Georgian style four bedroom detached newbuild house with lovely views over the Bride Valley.



- Contemporary farmhouse new build
 - Oak features
 - Large garage
 - Rural village location

Guide Price **£1,250,000**

Freehold

Bridport Sales
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THE DWELLING

This property really does have it all! Constructed by well-known local builder C G Fry & Son built of traditional stone and slate with beautifully crafted oak joinery throughout, this house has the look of a traditional Dorset farmhouse and the heart of a contemporary 21st century new build with all the costs saving and maintenance advantages that it offers. Add a lovely village location and wonderful far-reaching views over the Bride Valley, a short drive into Bridport town.

ACCOMMODATION

The house is conventionally arranged around a spacious hallway on the ground floor with a lovely oak staircase that winds its way up to an equally spacious landing above. The house is southerly facing with the daytime hub of the house being a large kitchen with an array of integral appliances that flows through concealed doors into the adjoining dining room with each room having bifold doors leading out onto the terrace and gardens behind.

The other end of the house there is a spacious drawing room centred around a stone fireplace with a woodburning stove. In addition downstairs there is a cloakroom, a utility room that has a door to an outside courtyard. The downstairs has underfloor heating and is for the most part laid to attractive/practical tiled floor with the exception of

the sitting room and the study, providing continuity.

Upstairs there are four good bedrooms with the principal bedroom having a dressing room, and an ensuite bathroom equipped with a double sized shower, bath and twin handbasins. Bedroom two has an ensuite double shower, basin, WC and vanity unit, the third and fourth bedroom making use of a family bathroom equipped with both a bath and a shower. The property is beautifully decorated throughout, is fitted with an air source heat pump, is fully double glazed with traditional casement windows, has an array of integral appliances, and PV cells on the south elevation.

OUTSIDE

To the front of the house there is a driveway and parking for a number of cars and access to a large double garage equipped with a remotely operated electric door. On the left-hand side of the house there is a useful courtyard providing bin storage.

To the rear of the property there is a substantial area of paved terrace enclosed by wrought iron fencing with access from the kitchen and the dining room through bifold doors that makes an unusually a good entertaining area during the summer months taking in the views across the Bride Valley. The gardens wrap around three sides of the house, predominantly on the southside, laid to lawn enclosed by quality timber fencing.

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:///unionists.dancer.potions

SERVICES

Mains water, electric and drainage. ASHP

Broadband - Ultrafast broadband available.

Mobile - Indoor coverage is limited/likely and outside is overall likely.

<https://checker.ofcom.org.uk/>

Council Tax Band: New Build - rating not available yet (Dorset Council - 01305 251010)

EPC: B



Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest running costs)			
A	92-100	86	86
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
For more information on energy ratings visit www.gov.uk			
England & Wales		EPC Form Part 2 2020/11/15	



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