

Axminster Branch

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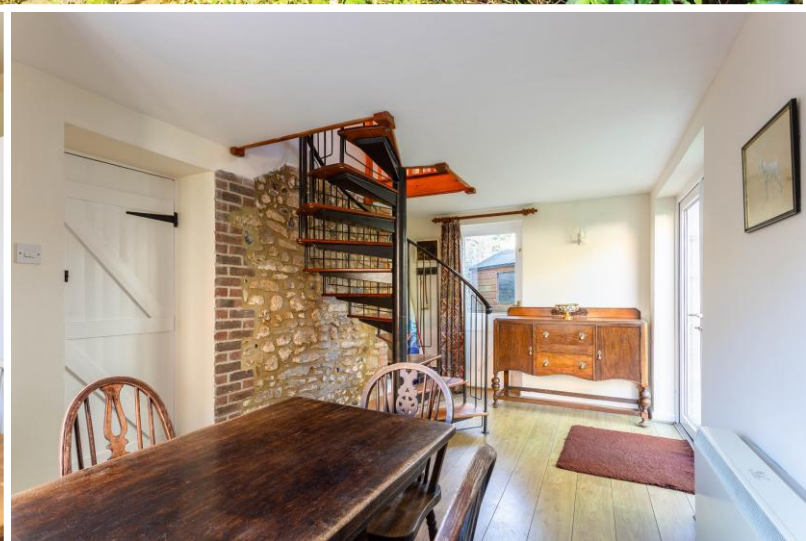
Bridport Branch

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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



8 Barges Close, Litton Cheney, Dorchester, DT2 9DR
Guide Price £360,000



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A charming three-bedroom end-of-terrace cottage tucked away in a quiet cul-de-sac in the sought-after village of Litton Cheney.



Property Details

- Three Bedrooms
- Garden
- Village Location
- Driveway Parking

THE PROPERTY

This well-presented cottage combines countryside character with modern comfort, offering flexible and light-filled living spaces, a small sunny patio, and a landscaped garden wrapping around the front and side of the property.

The property is entered via a welcoming front door leading into a central hallway. To the left, the kitchen is fitted with a stylish shaker-style suite and granite-effect laminate worktops, complete with a built-in eye-level double oven, ceramic hob with extractor above, and space for freestanding appliances. A front-aspect window fills the room with natural light, and there is space for a breakfast table.

Off the hallway, a cloakroom with shower provides added convenience. Leading from the hall, the dining room / second reception room features a front-aspect window, a rear access door, and double patio doors opening onto the wrap-around garden, which extends around the front and side of the property. A spiral staircase in this room rises to a first-floor mezzanine / occasional room with Velux windows, ideal as a home office, study, or additional living space. A storage shed is positioned outside the rear access door for added practicality.

At the rear of the property, the living room is a spacious and inviting retreat with a fireplace incorporating a woodburning stove, a rear-aspect window, and a single door opening onto a small enclosed patio seating area, perfect for outdoor relaxation.

Upstairs, the first-floor landing provides access to three bedrooms and the family bathroom. Bedroom One, a front-aspect double, forms the principal suite. Bedroom Two, a rear-aspect double, and Bedroom Three, a rear-aspect single room (also suitable as a study), share a centrally located

family bathroom comprising a white suite with a bath and shower facility, pedestal hand wash basin, and WC.

The wrap-around garden, accessed from the dining/second reception room, is landscaped and laid to lawn, with planting beds around the edges and a driveway leading down to the garden, offering an attractive and low-maintenance outdoor space.

LOCATION & LIFESTYLE

Set in a quiet cul-de-sac in Litton Cheney, the property is surrounded by rolling countryside with scenic walks and village amenities nearby. The Jurassic Coast is within easy reach, while Bridport and Dorchester provide a full range of shops, services, and transport links, all while retaining the calm and charm of rural village living. The village is within easy reach of the thriving market towns of Dorchester and Bridport. Both towns provide an excellent array of shops, schools, restaurants and supermarkets. Dorchester has two main line railway stations to London Waterloo. Just a short drive south of Litton Cheney is the Jurassic Coastline at West Bexington.

PROPERTY TENURE

Freehold

INFORMATION

Heating Type: Electric

Broadband: Standard & Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage good with major most major networks (Ofcom Data)

Council Tax Band: D (Dorset Council)

EPC: D (56)

Flood Risk: Refer to .Gov Website

Parking: Driveway Parking

SERVICES

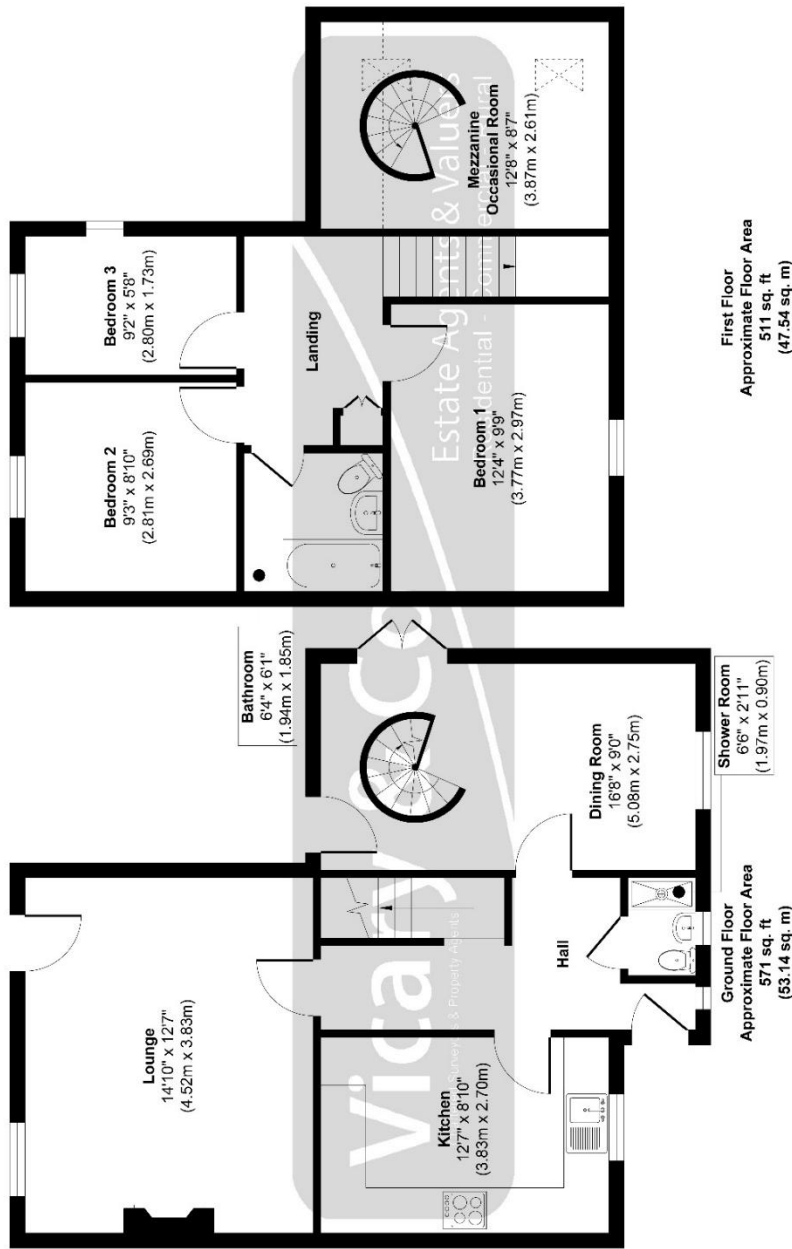
Mains electricity, water and waste.

VIEWINGS

Strictly by appointment only



Barges Close, Litton Cheney, Dorchester, DT2 9DR



First Floor
Approximate Floor Area
511 sq. ft.
(47.54 sq. m)

Ground Floor
Approximate Floor Area
571 sq. ft.
(53.14 sq. m)

Approx. Gross Internal Floor Area 1082 sq. ft / 100.68 sq. m
Produced by Elements Property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	76 C
39-54	E		
21-38	F		
1-20	G		



Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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