



Plot 2 - 6b, Barges Close







Plot 2 - 6b, Barges Close

Litton Cheney, Dorchester, Dorset, DT2 9DR

Bridport 6.6 miles. Jurassic Coast 4 miles. Dorchester 11 miles.

A substantial and very impressive new quality detached house in the popular and picturesque Bride Valley village of Litton Cheney.

- Very generous 2800sqft
- High quality premium specification
- 2 reception rooms
- Landscaped gardens
- Double garage, parking for 4 cars
- Traditionally built with contemporary features
- 4 bedrooms, dressing room, 3 bathrooms (2 en-suite)
- Large kitchen/dining room, utility
- Peaceful tucked away village location
- Freehold. Council Tax Band TBA

Guide Price £1,250,000

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THE PROPERTY

A very attractive new detached house built by the well-respected, award-winning and local builders, CG Fry & Son, having natural stone elevations under a slate roof. It has been cleverly designed in the classic traditional style, although incorporating many contemporary and high energy saving features.

The high quality premium specification includes air source heat pumps, underfloor heating, PV panels, double glazed casement windows, bi-folding doors to the kitchen/dining room, stone fireplace to the living room, outstanding well equipped kitchen with diverse appliances, thoroughly outfitted utility room with comprehensive appliances, excellent sanitaryware and exceptional floor coverings including fitted carpets and tiled flooring.

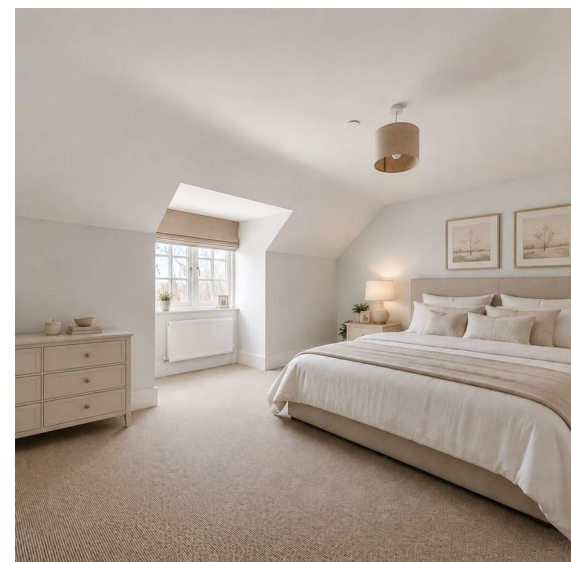
The house is also fully finished externally with wrap around landscaped garden, double garage with remote control door and EV charger.

The well planned and proportioned accommodation is very extensive and faces principally south with views over the village and the Bride Valley.

The accommodation is arranged as:

Ground floor - Canopy porch, reception hall, cloakroom, living room, study, kitchen/dining room, utility room.

First floor - Landing, principal bedroom suite – bedroom, dressing room and en-suite bathroom/shower room, 2nd bedroom with en-suite shower room, two further double bedrooms, family bathroom/shower room.





OUTSIDE

The house is set well back and approached over a long tarmac driveway, bordered by post and rail fencing, leading to a turning and parking area and the integral double garage.

The house stands on a generous sized plot which is landscaped with large expanses of lawn to the front, side and rear and a full width adjoining paved terrace, enjoying a very sunny south-facing aspect. There are also attractive railings and stone walls.

SITUATION

The house occupies an elevated and peaceful setting in the lovely and sought after picturesque village of Litton Cheney, in the beautiful Bride Valley. It is a very active village with public house, village hall, primary school and church. The village is a conservation area and lies within an Area of Outstanding Natural Beauty (AONB). The stunning Jurassic Coast is just a few miles away at West Bexington and Burton Bradstock. The bustling and historic market town of Bridport is just 7 miles away to the west, whilst the county town of Dorchester is just 11 miles to the east, with a mainline rail service to London Waterloo.

SERVICES

Mains electricity, water and drainage. Air source heat pumps, underfloor heating, PV panels.

Broadband -TBC.

Mobile phone service providers are TBC.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS

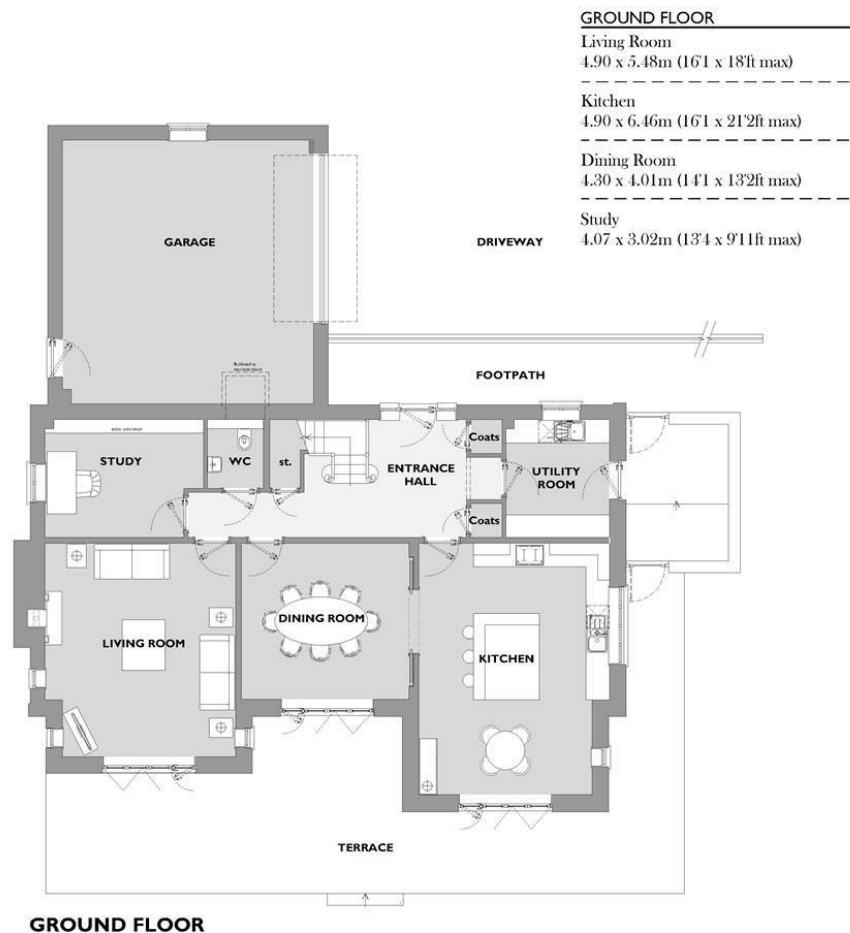
Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport proceed east along the A35. After about 6 miles and at the top of the Askers dual carriageway, crossover/turn right to Litton Cheney. Descend Whiteway Hill and at the 'T' junction turn left. Take the 2nd left into Baglake and 1st left into Barges Close. The house is found at the far end.
What3Words: [///clicker.retain.wriggle](https://www.what3words.com/#!/clicker.retain.wriggle)

PLOT 2

FOUR BEDROOM HOME



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	





Barges Close

Pond

1

2

Paddock

Paddock

Coombes Close



BARGES CLOSE
LITTON CHENEY
PLOTS 1 & 2