Symonds & Sampson



Townsend Barn

Chalk Pit Lane, Litton Cheney, Dorchester

Townsend Barn

Chalk Pit Lane
Litton Cheney
Dorchester
Dorset DT2 9AN

Character cottage offering generous and versatile accommodation, with an attractive combination of period features and practical living space.

4 1 2

- Quiet village location
- Garage and off-road parking
- Generous living accommodation
- Sun trap garden

Guide Price £450,000
Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk







THE PROPERTY

The ground floor provides an open-plan living area together with two further reception rooms, offering excellent flexibility for both family life and entertaining. There are also two bedrooms on the ground floor, including the principal bedroom which benefits from an en-suite and separate dressing area. A family bathroom is also located on this level.

Two further bedrooms are situated on the first floor, one with restricted head height, providing useful additional accommodation which could also lend itself to a variety of alternative uses depending upon individual requirements.

OUTSIDE

The property benefits from off-road parking and a garage, providing useful parking and storage.

The surrounding setting is a particular feature, with far-reaching views across the countryside providing an attractive outlook.

SITUATION

Litton Cheney is situated in the sought-after Bride Valley, and has an active community with a public house, village hall, excellent primary school and church. There are plenty of footpaths leading to Puncknowle, Long Bredy etc. The village 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, with the county town of Dorchester 9 miles to the East. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester and Yeovil.

DIRECTIONS

What3words///ordeals.fortified.bridge

SERVICES

Mains water, electricity and drainage. Electric heating.
Broadband - Ultrafast speed available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
EPC: E

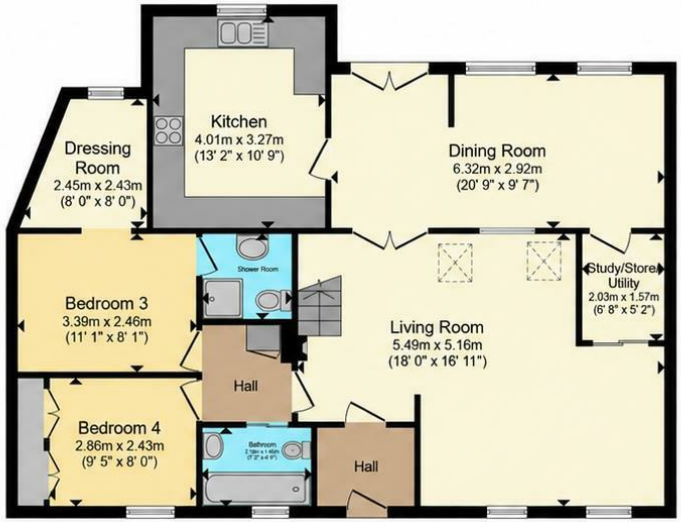
LOCAL AUTHORITY

Dorset Council - 01305 251010
Tax Band: E

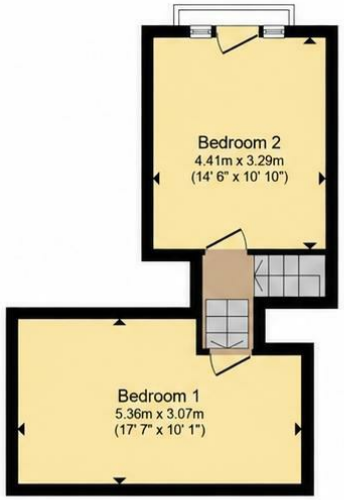




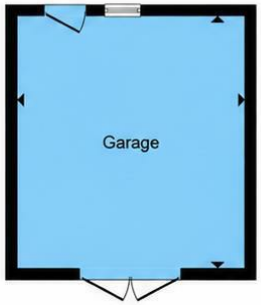




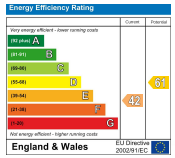
Ground Floor



First Floor



Garage







Total floor area 153.6 m² (1,654 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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