



Symonds
& Sampson

6 Barges Close

Litton Cheney, Dorchester

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Litton Cheney
Dorchester
Dorset DT2 9DR

Three bedroom family house located in the quiet village of Litton Cheney.



- Rural village location
- Short distance to Jurassic Coast
 - Off road parking
 - Excellent local school

Guide Price **£325,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

Located in a quiet backwater to the centre of the picturesque village of Litton Cheney, this house has been refurbished in recent years and the living areas are particularly attractive, while the garage and utility area to the rear lend themselves to the creation of further living space if required. This vibrant village retains its pub and school and is a short drive to both the beach and Bridport, making it an ideal country retreat.

The front door opens into a porch with a further door leading into the dual aspect open plan living room. A log burner with slate hearth provides a focal point, and there is plenty of space for designated sitting and dining areas. The kitchen to the rear has an electric hob and double oven, with base and wall units, and a window overlooking the garden. A back door from the kitchen leads to the large garage, which has a useful utility area and WC at one end, alongside a door leading to the garden.

Stairs from the living room lead up to the three double bedrooms and bathroom, which is partially tiled and has a white suite comprising shower over bath, sink, WC and

heated towel rail. The largest bedroom has an ensuite shower room. There are views to distant countryside from all the bedrooms.

OUTSIDE

The area to the front of the house is gravelled, providing off road parking and access to the garage. There is a useful bin store to one side.

The fully enclosed rear garden is partly paved, ideal for outside dining, with the rest laid to lawn with some raised beds on two sides.

SITUATION

Litton Cheney is situated in the sought-after Bride Valley, and has an active community with 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. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts

and music events. The county town of Dorchester is 11 miles to the East, with a further selection of shops and amenities. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester and Yeovil.

DIRECTIONS

What3words:///flown.aquatics.walls

SERVICES

Mains water, drainage and electricity. Oil fired central heating.

Broadband - Ultrafast speed available.

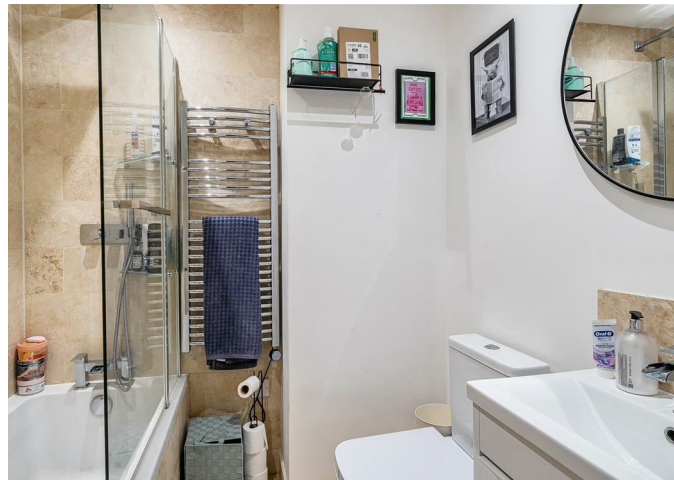
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

EPC: D

LOCAL AUTHORITY

Dorset Council - 01305 251010

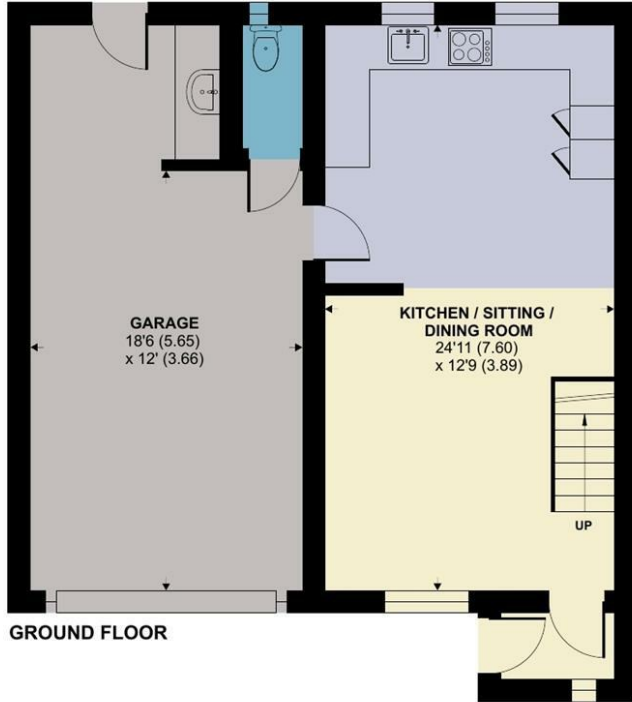
Tax Band: C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (12-14) A	
(15-17) B	
(18-20) C	
(21-23) D	
(24-27) E	
(28-30) F	
(31-35) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Barges Close, Litton Cheney, Dorchester

Approximate Area = 884 sq ft / 82.1 sq m
 Garage = 299 sq ft / 27.7 sq m
 Total = 1183 sq ft / 109.8 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). © nctechcom 2026. Produced for Symonds & Sampson. REF: 1441183



BRI/SA/20042026



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