

**DIXON  
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**Draft Particulars**

## Spacious 2-Bedroom Terraced Character Cottage in Picturesque Village

Tenure: Freehold

10 Barges Close  
Litton Cheney, Dorchester. DT2 9DR

**Price £299,950**

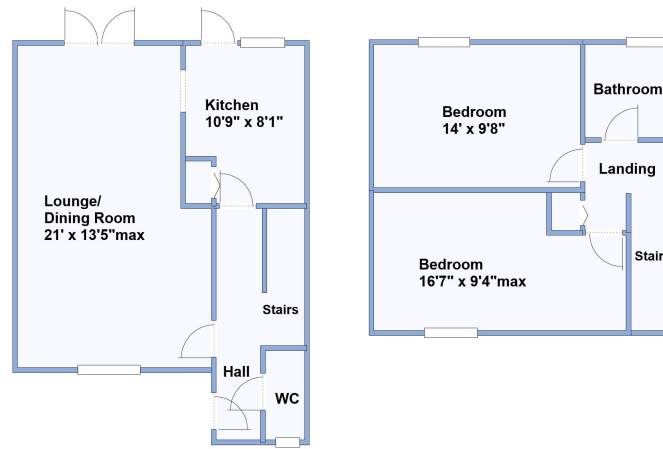
- Entrance Hall with Cloakroom
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Landing
- Delightful Private Patio Garden
- Electric Heating & Double-Glazing
- Area of Outstanding Natural Beauty
- Close to Local Amenities
- Close to Countryside Walks & Near to Coast
- Occupied by the current owners for 24 years!

Charming Character Cottage with 2-double bedrooms, occupying a pleasant location in the picturesque Dorset village of Litton Cheney, nestled in an area of outstanding natural beauty. Originally a barn, the property has well-planned accommodation, a delightful patio garden & 'off-road' parking.

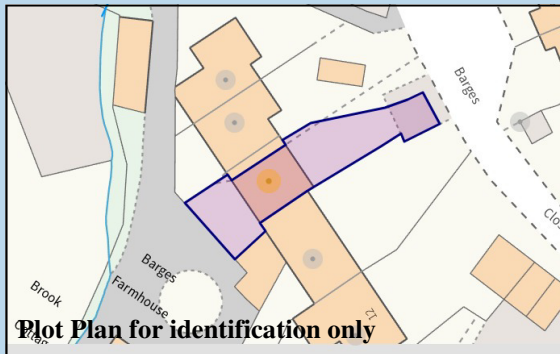
Dorchester 9 miles. Bridport 6 miles. Coast 3 miles.

Accommodation and approximate room sizes:

- **Entrance Hall:** Tiled floor. Space & plumbing for washing machine. Stairs to first floor.
- **Cloakroom:** Vanity wash basin & WC
- **Lounge/Dining Room:** Electric wall heater. Feature fireplace with wood burning stove. Double doors to garden. Inset speaker system.
- **Kitchen:** Range of country style cupboards. Belfast sink. Cupboard housing fridge/freezer. Space for dishwasher. Door to garden.
- **Landing:** hatch to insulated roof space.
- **Bedroom 1:** Electric heater. Window to rear aspect.
- **Bedroom 2:** Electric heater. Window to front aspect.
- **Bathroom:** Panelled bath with electric Mira shower over. Pedestal wash basin & WC. Chrome heated towel rail.
- **Rear Garden:** Delightful patio garden with sunny aspect. Garden Shed. Pedestrian side access.
- **'Off-Road' Parking** for 2 cars
- **Council Tax Band 'C' Energy Rating 'tbc'**



This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.



**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04896