

1 RIVER VIEW COTTAGES

LITTLEBREDY, WEST DORSET

JACKSON-STOPS

1 RIVER VIEW COTTAGES
LITTLEBREDY, DORCHESTER
DORSET, DT2 9HH

AN ENCHANTING THATCHED COTTAGE OF EXCEPTIONAL CHARM, SET WITHIN ONE OF DORSET'S MOST IDYLLIC VILLAGES



DISTANCES

DORCHESTER (MAINLINE STATION TO LONDON WATERLOO) 7.1 MILES
BRIDPORT 9.4 MILES
THE JURASSIC COAST AT CHESIL BEACH 5.5 MILES

ACCOMMODATION

- GROUND FLOOR
- Entrance porch
- Sitting room
- Kitchen
- Bathroom
- Rear hall
- FIRST FLOOR
- Landing
- Three bedrooms

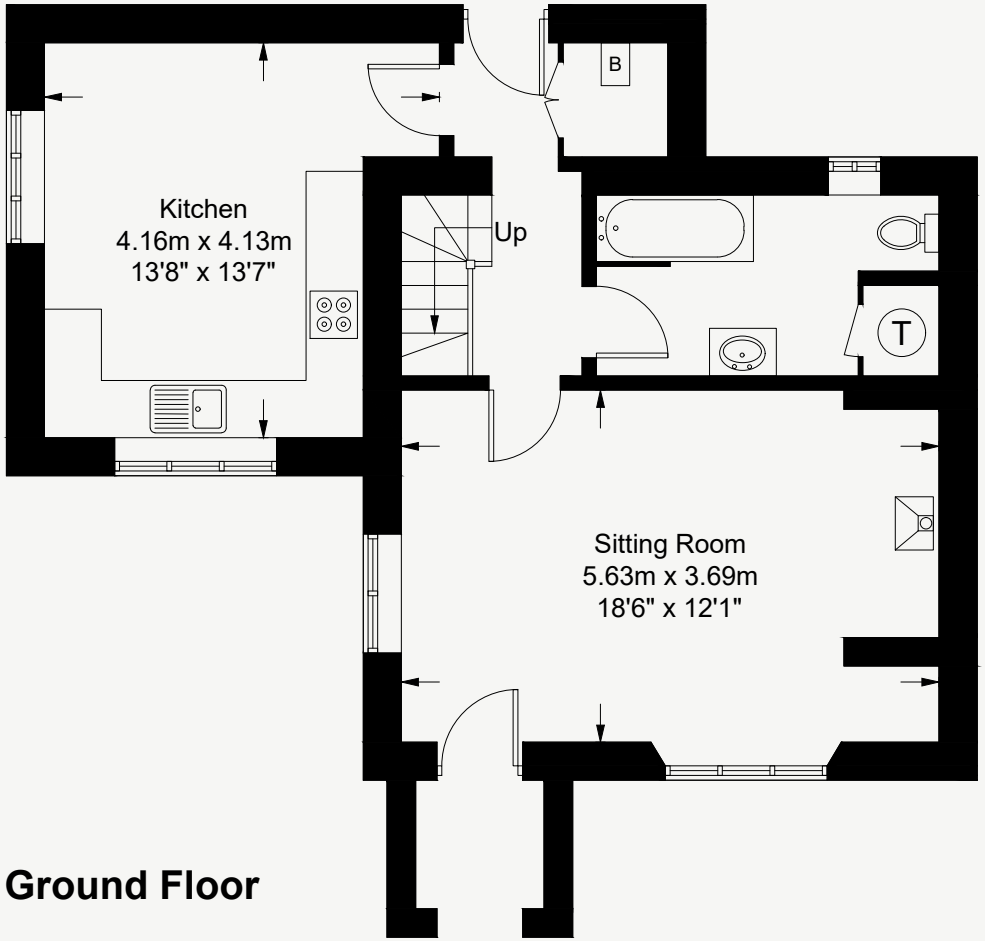
OUTSIDE

- Pretty lawned gardens to front & side
- Two parking spaces just a short walk from the property

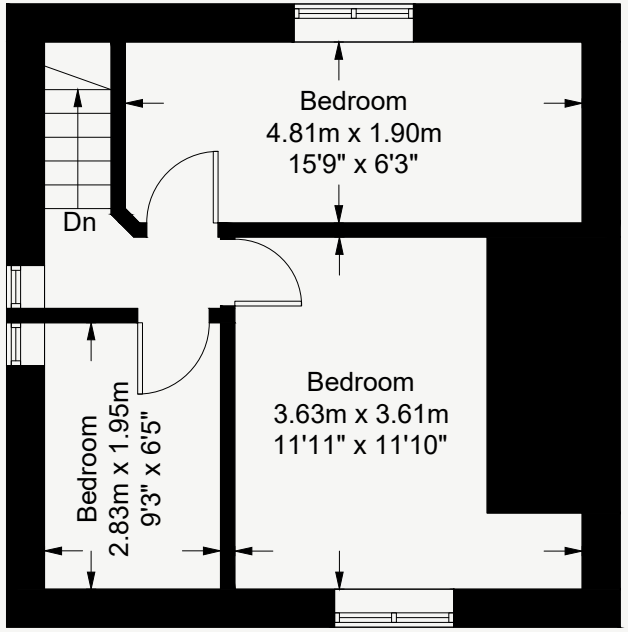
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Approximate Gross Internal Area
925 sq ft / 85.9 sq m





Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1335400)

THE PROPERTY

Set in the sought-after village of Littlebredy, No. 1 River View Cottages is a beautiful three-bedroom cottage built from local stone beneath a pretty thatched roof. Grade II listed and beautifully restored, it retains its character and charm, with careful attention to detail throughout. Private parking is included.

First glimpses of this wonderful property are most impressive with it fantastic elevated position, and approached over a beautiful narrow river over a newly constructed wooden bridge.

Stone steps lead up to a welcoming stone porch offers the perfect place to leave muddy boots after a country walk. Inside, the well-proportioned sitting room features an attractive brick fireplace and wood-burning stove. Tall diamond-mullioned windows fill the room with natural light and frame views of the countryside.

The cleverly restored kitchen is generous for a cottage of this age. Two sets of windows look out over the countryside, making washing up a pleasure.

The ground floor also has a bathroom with an over bath shower.

Upstairs, all three bedrooms enjoy spectacular views, with birdsong and the gentle rush of the nearby stream for company. The principal bedroom is particularly spacious.

A garden, mainly laid to lawn, sits beside the house. Two private parking spaces are a short walk away, across the road. All in all, 1 River View Cottages is a charming cottage in an idyllic yet convenient village setting.















LOCATION

Considered to be one of the gems of the stunning Bride Valley, the pretty village of Littlebredy lies in a secluded yet accessible location. This is some of the finest countryside in Dorset, designated as an Area of Outstanding Natural Beauty. Famous for its patchwork of pastures and rolling chalk valleys, woods and downland, this stunning area is host to a number of pretty villages mainly composed of traditional cottages of stone and thatch.

The nearby village of Litton Cheney, has a nursery and primary school, a thriving community hall, a local pub and a youth hostel,. Within easy reach are the County Town of Dorchester and Bridport. Both provide an excellent range of shops, schools, restaurants and supermarkets, with the County Hospital in Dorchester and smaller community hospital in Bridport. Dorchester has two main line railway stations to London Waterloo as well as the Conran-designed Brewery Square with its cinema, bars and restaurants. Both towns have thriving markets.

SPORTING & RECREATION

There is an excellent range of sporting and leisure pursuits in the area. These include sailing at Lyme Regis and Weymouth Yacht Clubs, golf at Bridport Golf Club and Dorchester Came Down and extensive walking and riding in the surrounding countryside with its numerous footpaths and bridleways. There are popular art centres in Bridport and theatres in Bridport, Yeovil and Exeter.

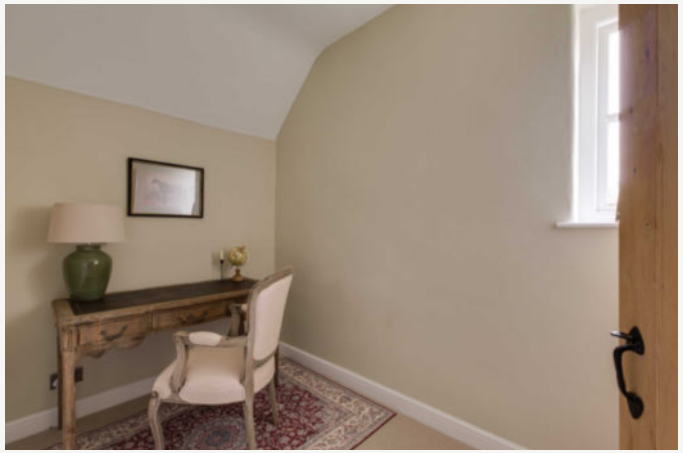
Littlebredy is only a short distance to the Jurassic Coast, a designated Unesco World Heritage Site, with spectacular coastal paths and many beautiful beaches.

EDUCATION

Dorset is well served for schools. There is an excellent primary school in Litton Cheney (Thorners) and secondary schooling at the Sir John Colfox Academy in Bridport and the Thomas Hardye School in Dorchester. Private schools include Sunninghill in Dorchester, Perrott Hill, Sherborne, Hanford and Leweston Preparatory Schools. Private senior schools include the Sherborne Schools; Bryanston; Canford; Milton Abbey and St. Anthony's Leweston.







PROPERTY INFORMATION

SERVICES: Mains electricity, private water supply, private drainage Oil fired heating.

LOCAL AUTHORITIES: Dorset Council. Tel: 01305 251000

COUNCIL TAX: Band TBC

VIEWINGS: Strictly by appointment with Jackson-Stops Telephone: 01308 423133

TENURE: Freehold with vacant possession on completion.

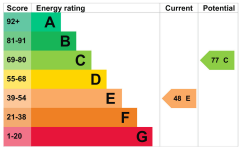
DIRECTIONS

Navigation by what3words: ///narrow.magically.poetic

From the A35, just west of the village of Winterbourne Abbas, turn onto Longland's Lane, signposted Littlebredy. Head up the hill and continue on this lane until you drop down into the village of Littlebredy. At the hexagonal shelter turn left onto the estate.Proceed down the hill and turn left. 1 River View Cottages is on the left hand side over the foot bridge.
For the parking spaces go down the hill from the shelter and turn left, but then turn right just before you get to the property.







Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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