



6 DORCHESTER ROAD

Cerne Abbas, DT2 7JS

Price Guide £600,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Located in the charming village of Cerne Abbas, this delightful detached house offers a blend of comfort and elegance. With four spacious bedrooms, this property is ideal for families seeking a tranquil retreat while still being close to local amenities. The house has pretty gardens that enhance the property's appeal, providing a lovely outdoor space for relaxation and enjoyment. The gardens not only offer a picturesque setting but also boast stunning views that can be appreciated from various vantage points around the home. For those with vehicles, the property includes parking for two vehicles, ensuring convenience for residents and guests alike. Additionally, the presence of a paddock adds a unique touch, perfect for those with an interest in equestrian activities or simply wishing to enjoy the beauty of open space. This home is not just a place to live; it is a sanctuary that combines the joys of nature with the comforts of modern living. The total area is approximately 0.5 of an acre.

Situation

The local area (Mileages approximate)

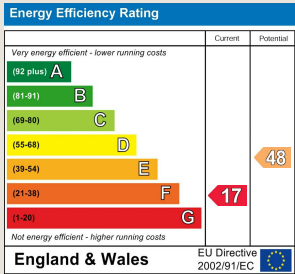
- Dorchester 8 miles
- Weymouth 17.5 miles
- Sherborne 12 miles
- Beaminster 14

The local area

The conservation village of Cerne Abbas lies within the unspoilt Dorset Downs within an Area of Outstanding Natural Beauty. The village itself has a vibrant community feel and an excellent range of facilities including a village shop and Post Office, tea rooms, three public houses, a first school, and doctors' and dispensing surgery. It also has the fine parish Church of St Mary, medieval abbey and its famous Cerne Abbas Giant carved into the chalk hillside. There is a regular bus service to both Sherborne and Dorchester. The village of Cerne Abbas lies just east of the A352, and is just under 8 miles north of the county town of Dorchester with its excellent range of facilities. Up the valley in the other direction is the busy abbey town of Sherborne. Both towns have mainline railway stations with a fast regular service to London Waterloo.

Local Authority

Dorset Council Tax Band: D
Tenure: Freehold
EPC Rating: G



PROPERTY DESCRIPTION

Entrance Hall

Cloakroom

Suite comprising hand basin and low level w/c.

Living Room

An attractive light dual aspect room with stone fireplace and wood burner. Doors to rear garden.

Dining Room

An inviting room with stone fireplace with wood burner and stairs to first floor.

Kitchen/Breakfast Room

A lovely dual aspect room with good range of cupboards and drawers, sink unit, Fitted Rayburn with tiled surround, splashbacks and worktops. Plumbing for washing machine.

Utility Room

Good range of cupboards ,plumbing for washing machine, splashbacks and worktops.

Rear Lobby

Door to gardens.

First Floor

Landing

Cupboards

Bedroom One

A fine dual aspect room overlooking the gardens.

Bathroom

Suite comprising panelled bath, hand basin, low level w/c.

Bedroom Two

Alight dual aspect room.

Bedroom Three

A fine dual aspect room.

Bedroom Four

Roof light and shelf.

Outside

Shared private drive leading to parking area with store and lean to open fronted garage.

Gardens

The gardens which provide views over the village towards the Cerne Abbas Giant and surrounding countryside are a particular feature and comprise ornamental pond, lawns and well stocked flower/shrub beds and borders. There is a variety of young and mature and shrubs.

Paddock

Adjoining the garden is a paddock laid to grass with fruit trees which is part hedged. There are good views over the adjoining countryside.

Material Information_

Additional information not previously mentioned

- Mains electric and drainage.
- Water.Private supply.
- Wood burners.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

Dorchester Road, Cerne Abbas, Dorchester, DT2

Approximate Area = 1656 sq ft / 153.8 sq m (excludes lean-to)

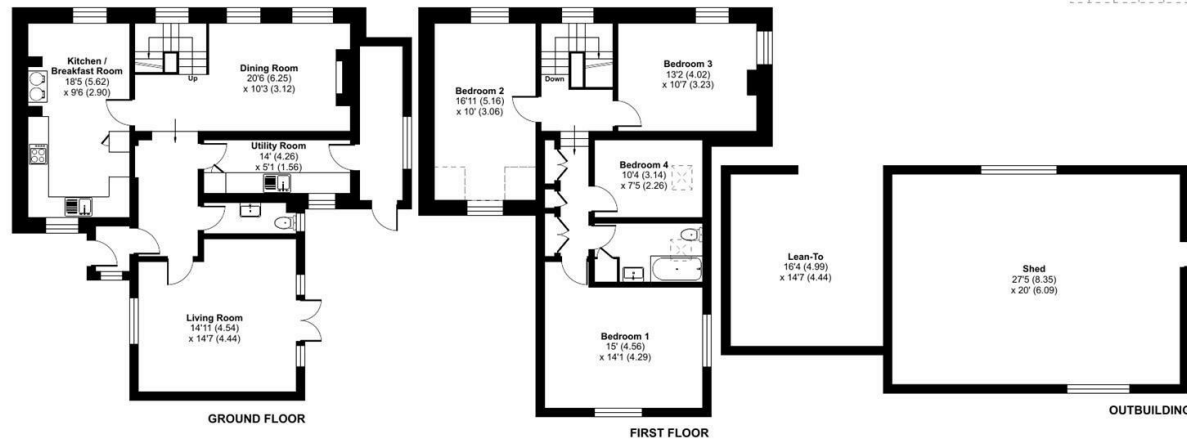
Limited Use Area(s) = 19 sq ft / 1.7 sq m

Outbuilding = 547 sq ft / 50.8 sq m

Total = 2222 sq ft / 206.3 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Mayfair Town & Country. REF: 1283347



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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beaminster@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

