



12 Acreman Close, Cerne Abbas, Dorchester, Dorset

A recently renovated semi-detached bungalow with 2 double bedrooms, 2 bathrooms, situated in a cul-de-sac in the much loved village of Cerne Abbas with parking and garage.

Guide Price
£325,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

12 Acreman Close, Cerne Abbas, Dorchester, Dorset, DT2 7JU

- Newly refurbished
- Single storey with low maintenance level garden
 - Ensuite to master bedroom
 - Newly extended contemporary kitchen
 - Off road parking for 3 cars
- Garage partially converted to a home office
 - Wood burning stove in the sitting room
 - Council Tax Band C
 - EPC: D

Viewing strictly by appointment through
Symonds & Sampson Dorchester Sales Office
on 01305 261008





The Property

This semi-detached renovated bungalow is nestled in a small cul-de-sac within Cerne Abbas with a newly laid driveway providing ample parking, and a garage which has been partially converted in to an office. The property is well presented throughout and has a private easy-to-manage courtyard garden at the rear and benefits from double glazing, newly fitted smart thermostatic radiators and solar PV generating electricity, reducing household running costs.

Accommodation comprises, entrance hall with storage cupboard and hatch to the loft, sitting room with wood burning stove and large opening on to the recently fitted kitchen, which has a vaulted ceiling with two large Velux windows with rain sensors and a door to the rear courtyard. The high specification kitchen has been fitted with contemporary clever cupboards maximising the storage space. Integrated appliances include; AEG oven and microwave/oven, ceramic hob with cooker hood over, large fridge, freezer, washing machine and dishwasher. There are two double bedrooms, the master bedroom has

fitted storage units around the bed and a large walk in wardrobe with fitted rails and there is a recently fitted modern shower room with large shower cubicle. The second bedroom is a double bedroom with space for a wardrobe. There is a fully tiled family bathroom with large shower cubicle, vanity wash hand basin and inset WC.

On the other side of the rear garden is the home office, formally a garage, it was converted to an office space with skylight and heating. A door at the back of the office leads to a store room with electric points and double doors to the front drive.

Outside

Outside, the garden is low maintenance and enclosed with a newly laid patio and newly fenced boarder. There is a small recess with space for a log store/shed. The front drive has space for parking (around 3 cars) and small flower borders abutting the property.

Situation

Situated not far from the heart of this historic village, convenient for the village centre which has a good range of amenities including a general store/sub post office, primary school, modern village hall, doctor's surgery, Parish church and three public houses.

There are a variety of sporting and leisure facilities in the area including golf at Dorchester (Came Down) and Sherborne, sailing and water sports along the Heritage Coastline and access to the countryside via an excellent network of footpaths and bridleways. Cerne Abbas is one of the most historic and picturesque villages in Dorset, surrounded by countryside and rolling views.

It is about 8 miles north of Dorchester with its comprehensive range of facilities including the Dorset County Hospital, together with good access to the Abbey town of Sherborne, about 12 miles to the north. Both towns have mainline railways stations to London/Waterloo as well as a regular bus service.

Services

Mains drainage, water and electricity are connected.

Broadband - Superfast speed available
Mobile - Network coverage is reported to be good for both indoors and out (Information from <https://www.ofcom.org.uk>)

Local Authority

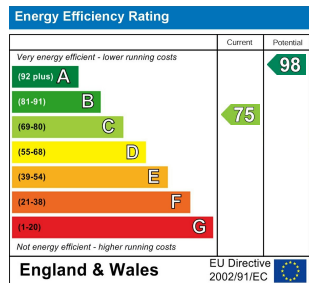
Dorset Council - 01305 251010

Council Tax Band: C

EPC: D

Directions

Cerne Abbas lies just off the A352, between Dorchester and Sherborne. Approaching from this road and as you enter the village, continue along Acreman Street and after approximately half a mile take the turning right onto Sydling Road. After a short distance, the turning for Acreman Close will be on your right-hand side.



Dorch/KWI/26.04.24/REV

Acreman Close, Cerne Abbas, Dorchester

Approximate Area = 632 sq ft / 58.7 sq m

Outbuilding = 114 sq ft / 10.5 sq m

Total = 746 sq ft / 69.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1049563



01305 261008
Symonds & Sampson LLP
Symonds & Sampson 9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset, DT1 1QR
dorchester@symondsandsampson.co.uk
www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

