



## Doormeadow Cottage, Acreman Street, Cerne Abbas, Dorset

A charming and characterful end of terrace cottage located in this most favoured Dorset village of Cerne Abbas with two double bedrooms and an enclosed rear cottage garden.

Guide Price  
**£315,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



**Doormeadow Cottage,  
17 Acreman Street,  
Cerne Abbas, Dorchester,  
Dorset, DT2 7JX**

- Characterful end terrace cottage
  - 2 double bedrooms
  - Period features
  - Renovated bathroom
- Enclosed rear garden with timber log store and shed
  - Kitchen / dining room
  - Local amenities

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







### The Property

Built in the 20th Century, this attractive, extended, end of terrace cottage with character features is nestled on the edge of the most favoured village of Cerne Abbas, benefiting from all the amenities the village has to offer. Considered to be in an enviable position, the cottage enjoys views of the Cerne Abbas Giant from both the rear bedroom and kitchen windows and is in excellent order throughout, being lovingly updated by the current vendors.

The main door enters in to the sitting room, which is a generous size room with an exposed brick fireplace with wood burning stove and a substantial solid oak beam going across the room with high shelf along the room. There is a storage cupboard giving great storage at the end of the room. A door leads to the the kitchen/dining room at the rear, which has been fitted with a range of wall and base units with an integrated electric oven, hob and extractor fan. There is also further space for freestanding white goods. A door to the rear garden provides direct access to the garden. Also on the ground floor there is a handy WC.

Stairs rise to the first floor landing where there are two spacious double bedrooms and a recently renovated

bathroom. The master bedroom to the rear of the property, has a pleasant aspect over the garden and countryside views and towards the Cerne Abbas Giant from a side aspect Velux window and there is a built in wardrobe. A further double bedroom to the front of the cottage as well as a bathroom with large shower cubicle and bath with a bespoke hand-built bath panel with built in storage.

### Outside

To the rear, immediately abutting the cottage, is a patio area with an outside water tap with steps leading to an additional patio with rounded edge and a spacious enclosed garden which is primarily laid to lawn with flower borders and there are multiple covered electric socket points. There is also a recently constructed large workspace / shed at the end of the garden with a tiled roof which has a further covered log storage area.

To the front of the property there is an outside tap and electric point, handy for washing a car.

### Situation

The property lies towards the south-west side of this historic village within convenient distance of the village

centre. Cerne Abbas has a good range of amenities including a general store/sub post office, a primary school, a modern village hall, a doctor's surgery, Parish church, three public houses and even a Brewery.

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 down land. It is about 8 miles north of Dorchester with its comprehensive range of facilities including the Dorset County Hospital. Dorchester also benefits from good access to the Abbey town of Sherborne, about 12 miles to the north. Both Dorchester and Sherborne have mainline railways stations to London Waterloo as well as regular bus services.

### Services

Mains water, drainage and electrics.  
Recently fitted modern electric radiators.

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

Flood Zone 1 (<https://www.gov.uk/check-long-term-flood-risk>)

Local Authority  
 Dorset Council  
 Tel: 01305 251010  
[www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Council Tax Band: B  
 EPC: F

**Directions**

From Dorchester head north on the A37 towards Yeovil. Shortly after leaving the town, turn right signed Charminster/Cerne Abbas onto the A352. Continuing on this road, you will pass through Godmanstone. As you enter Cerne Abbas onto Acreman Street, after a short distance, the property will be on your left.



**Acreman Street, Cerne Abbas, Dorchester**

Approximate Area = 808 sq ft / 75 sq m  
 Shed = 126 sq ft / 11.7 sq m  
 Total = 934 sq ft / 86.7 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	22	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 1057989



Dorchester/KWI/24.04.24/REV

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