



Giant Close, Cerne Abbas, Dorchester, Dorset

A beautifully presented property in a small private development on the edge of the village, within easy reach of amenities.

Guide Price

£435,000

Freehold

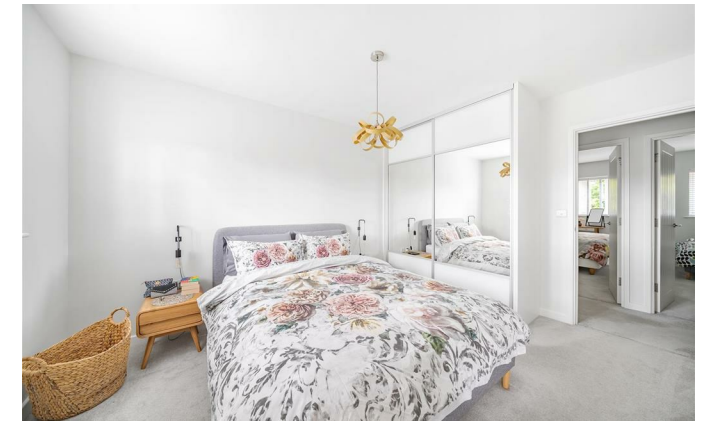
**Symonds
& Sampson**

ESTABLISHED 1858

9 Giant Close, Cerne Abbas, Dorchester, Dorset, DT2 7FP

- Small exclusive development
 - 3 double bedrooms
- En suite to master bedroom
 - 2 x parking spaces
 - Landscaped garden
 - Beautifully presented

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

This beautifully presented property is perfect for those seeking a modern and stylish home in the ever popular village of Cerne Abbas. Situated in a small private development on the edge of the village within easy reach of amenities including a shop, number of pubs and doctors surgery.

Built in 2021 the property enjoys an excellent build specification including triple glazing throughout and solar panels for maximum thermal efficiency. This property also offers rental potential for investors as short-term holiday letting is permissible.

With attractive brick and flint elevations the property is beautifully presented with light and bright accommodation. There is a welcoming ground floor entrance hall with a convenient WC and large under stairs storage cupboard. The spacious living accommodation is open plan and full of light. The kitchen is fitted with a range of cupboards and drawers, ample worksurfaces with matching upstand and

composite sink, and integrated appliances including a fridge/freezer, dishwasher, electric oven, induction hob and extractor hood over. From the living area French doors lead out into the garden allowing for seamless indoor-outdoor living.

Upstairs are three good size bedrooms. The master bedroom has fitted wardrobes, a southerly facing with nice outlook and an en-suite with stylish sanitary ware including a walk-in shower. The second and third bedrooms are both double rooms with a nice outlook. The family bathroom has a contemporary white suite including a bath with a glazed screen and shower over, wall hung vanity basin and WC with concealed cistern, stylishly tiled.

The property further benefits from two allocated parking spaces, a downstairs cloakroom and electric heating.

Outside

The rear garden is south facing and private, having been landscaped and planned by the present owner the garden is

extremely pretty with a patio abutting the house and well stocked shrub and flower borders. A well kept lawn with stoned paths lead to a garden shed and a rear gate provides useful access.

Situation

Nestled in the heart of Cerne Abbas - one of England's loveliest villages, famous for the Cerne Abbas Giant carved into a hillside - Giant Close is surrounded by natural beauty, with enchanting walks and better still, this Conservation Area village sits in an Area of Outstanding Natural Beauty.

Cerne Abbas is, however, very much a working village, with vibrant community feel. Three pubs, a village store, surgery, well-regarded first school, and church are all within walking distance. Moreover, Cerne Abbas is magnificently situated in the centre of the county. From golf at Dorchester or Sherborne, to swimming and sailing off the Jurassic coast, the best that Dorset has to offer is all but on your doorstep.

Services

Mains electricity, water and drainage.
Electric heating.

Broadband - Ultrafast speed available
Mobile - It is reported you are likely to have network coverage for both indoors and outdoors (Information from <https://www.ofcom.org.uk>)

Local Authority
Dorset Council
01305 251010 and www.dorsetcouncil.gov.uk

Council Tax Band: D
EPC: B

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 development will be on your left.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 82 | 87 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

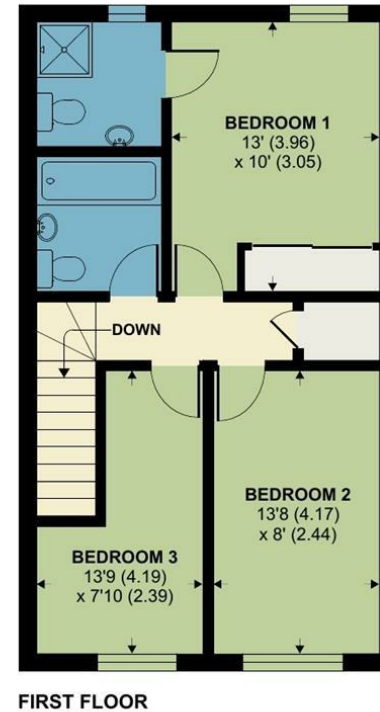
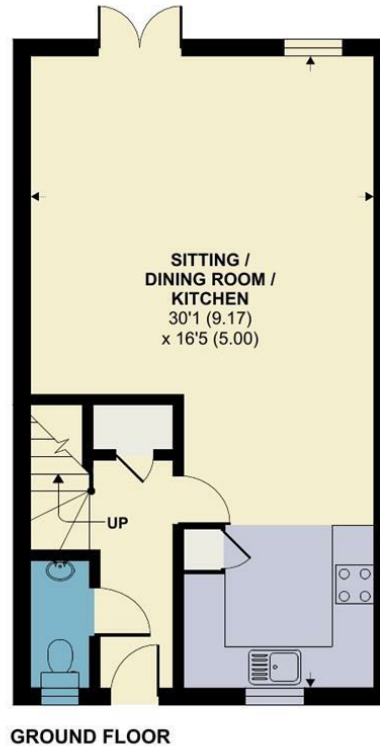
Dorchester/SXP/21.05.24

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Giant Close, Cerne Abbas, Dorchester

Approximate Area = 1006 sq ft / 93.4 sq m
Outbuilding = 33 sq ft / 3.1 sq m
Total = 1039 sq ft / 96.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1133014



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