



## Melbury Cottage, Wills Lane, Cerne Abbas, Dorchester, Dorset

A spacious 3 bedroom end of terrace modern thatched house located on a peaceful lane in Cerne Abbas with garage and private parking.

Guide Price

**£430,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Melbury Cottage, 8 Wills Lane, Cerne Abbas, Dorchester, Dorset, DT2 7JY

- Modern thatched cottage
- Barn style garage and parking
- Private sunny courtyard garden plus further communal grounds to enjoy
- Spacious sitting room and separate dining / reception room
  - En suite bathroom
  - Excellent decorative order
  - Utility room with WC
  - Council Tax Band E

Viewing strictly by appointment  
Symonds & Sampson  
01305 261008





#### The Property

This attractive modern end of terrace of only 3 cottages, constructed by the well-regarded developer, Strongvox in 2006. The unique attraction of this cottage is its position, nestled on a secluded and peaceful lane in Cerne Abbas with views at the front of the Cerne Giant and within an easy stroll of the village centre. Well presented throughout with quality features such as cornicing, oak doors / architraves as well as two recently fitted luxury bathrooms. The property also benefits from spacious living areas (separate dining room) and a privately owned Southerly rear courtyard leading on to glorious well-tended communal gardens of Barton Lodge beyond. Another huge benefit to note is the barn style garage next to the house with additional parking, including guest parking, in front.

On accessing the property from Wills Lane, you walk in to the surprisingly spacious hallway, which is a lovely feature of the house and has access to all ground floor rooms. The sitting room to the rear has a corner fireplace with stone surround and gas fired 'wood burner' as well as a wall of windows which over look the courtyard garden and stunning communal gardens beyond. Access to the garden can be gained through the rear porch off the back of the sitting room. A door leads from the sitting room, as well as the hall, to the spacious dining room with plenty of room for a large family dining table. The kitchen is situated at the front of the property and has solid granite work surfaces, Belfast sink, a range of storage cupboards and drawers and integrated appliances including, fridge, freezer, dishwasher, gas hob with extractor fan and an electric double oven positioned at eye level. Additionally on the ground floor there is a handy utility room with built in washing machine, tumble dryer, storage cupboards and WC.

On the first floor there are 3 bedrooms off a spacious landing which also has an airing cupboard with gas central heating boiler. The master bedroom is a lovely size room which has a stylish contemporary fully tiled shower room with large shower cubicle, WC and wash hand basin with built in storage. The second bedroom is a double room with access to the loft space and the third bedroom is a spacious single bedroom or occasional double. The family bathroom is fitted with a modern and luxurious suite of a bath tub with shower over, WC and wash hand basin with further built in bathroom storage.

#### Outside

To the rear of the property there is a Southerly private courtyard with space for a table and chairs for outdoor dining. A pedestrian gate from the garden leads to the parking area and garage and the large formal communal gardens and other buildings of Barton Lodge, giving access to The Folly and Long Street.

The barn style single garage is situated at the end of a block with an up and over door and parking in front.

#### Situation

Cerne Abbas is one of the most historic and picturesque villages in Dorset surrounded by unspoilt countryside and downland, situated about 8 miles to the north of the county town of Dorchester and with good access to the Abbey town of Sherborne, about 12 miles to the north.

Both towns, as well as Yeovil, have mainline railway stations to London (Waterloo). Maiden Newton is on the Weymouth/Bristol line. There is a regular bus service to

both Sherborne and Dorchester (with the County Hospital).

The village is noted for its excellent facilities which include the popular sub post office/village store, St Mary's parish church, doctors' and dispensing surgery and 3 public houses. It is a thriving community with various clubs, societies, a brewery and a fine modern village hall.

There are a variety of sporting and leisure facilities in the area including golf at Dorchester, Sherborne and Yeovil, sailing and water sports along the Jurassic Heritage coastline. The village is surrounded by stunning unspoilt countryside with many footpaths and bridleways criss-crossing this Area of Outstanding Natural Beauty. The area is renowned for its schooling.

There is a well-regarded first school in the village and further state schools in Dorchester include St Osmond's, Dorchester Middle School and Thomas Hardy.

#### Services

Mains water, drainage and electricity.  
Calor gas heating and cooking hob.

Broadband - Superfast speed available  
Mobile - It is reported that there is limited indoor coverage and likely outdoor coverage (<https://www.ofcom.org.uk>)

Local Authority  
Dorset Council

Council Tax Band: E  
EPC: D

**Management Company**

Melbury Cottage forms part of the Barton Lodge estate and as such has communal grounds which are able to be enjoyed. These grounds are managed and looked after by 'Barton Lodge Management Limited'. We understand the costs of this are £1,020 per annum.

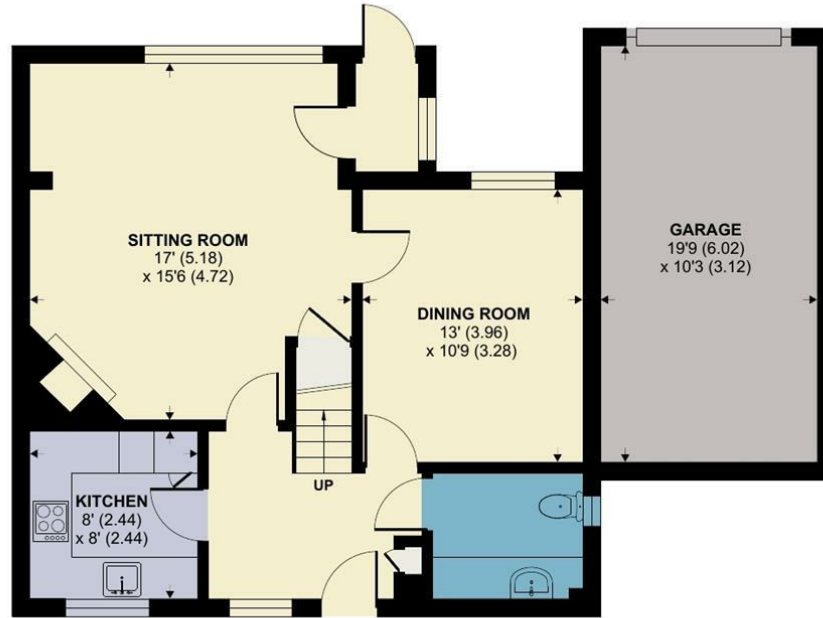
**Directions**

Cerne Abbas straddles the A352 between Dorchester and Sherborne. Approaching from Dorchester take the second right upon entering the village, into Wills Lane and the property will be found on the righthand side of the road after a short distance.

Denotes restricted head height

**Wills Lane, Cerne Abbas, Dorchester**

Approximate Area = 1108 sq ft / 102.9 sq m  
 Limited Use Area(s) = 31 sq ft / 2.8 sq m  
 Garage = 205 sq ft / 19 sq m  
 Total = 1344 sq ft / 124.7 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Dorchester/KWI/9.10.24 rev



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2024. Produced for Symonds & Sampson. REF: 1132158



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