

Symonds  
& Sampson

# Riverside Close

Cerne Abbas, Dorchester, Dorset



# 2 Riverside Close

Cerne Abbas, Dorchester  
Dorset DT2 7LS

A semi-detached three/four bedroom modern thatched house in Cerne Abbas, opposite the village playing fields, with garage and parking.



- Views over the Cerne Abbas playing fields
  - Spacious accommodation
- Garage and two off street parking spaces
  - Exclusive cul-de-sac development
  - En suite to the master bedroom
  - Tucked away position in the village
    - Conservatory
  - South facing landscaped garden

Guide Price £490,000

Freehold

Dorchester Sales  
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## THE DWELLING

A modern semi-detached cottage situated in a private cul-de-sac development with first floor leafy views over the village playing fields and the hills beyond. The property is of standard construction with cream render under a modern thatched roof. Sunny gardens, garage and off street parking.

## ACCOMMODATION

Spacious ground floor living areas include the sitting room of large proportions, dual aspect and central fire place with stone surround. Separate dining room / study which could also be used as a fourth downstairs bedroom and has access to the garden. The kitchen / dining room has painted timber hand-built kitchen units with a breakfast bar, space for electric range cooker and Belfast sink. French doors lead to the conservatory where there is space for a dining table with access and views over the rear garden. Downstairs WC and under stairs storage.

On the first floor there are three double bedrooms, all having built in double wardrobes and the master benefitting from an en suite shower room. The large family bathroom has a traditional suite with bath and an access door to the loft storage room over the dining room below.

## OUTSIDE

Fully enclosed walled South facing rear garden with areas of lawn, attractive pond and sweeping gravel paths with seating areas. To the front there is an enclosed gravelled front garden with thatched front porch. To the rear there is a single garage and two further parking spaces.

## SITUATION

Cerne Abbas, one of the most historic and picturesque villages in Dorset, is surrounded by unspoiled countryside and situated about 8 miles to the north of the county town of Dorchester. There is a regular bus service to Sherborne (12 miles away) and Dorchester (with the County Hospital); both towns benefit from mainline railway stations to London (Waterloo).

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

## DIRECTIONS

What3words///plank.confronts.drifters

## SERVICES

Mains water, electricity and drainage are connected. Liquid Petroleum Gas (LPG) heating.

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

Council Tax Band: F (Dorset Council - 01305 251010)

## MATERIAL INFORMATION

We are advised by the vendor that the property has never flooded in their 10 years of ownership. For further available information please use: <https://www.gov.uk/check-long-term-flood-risk>



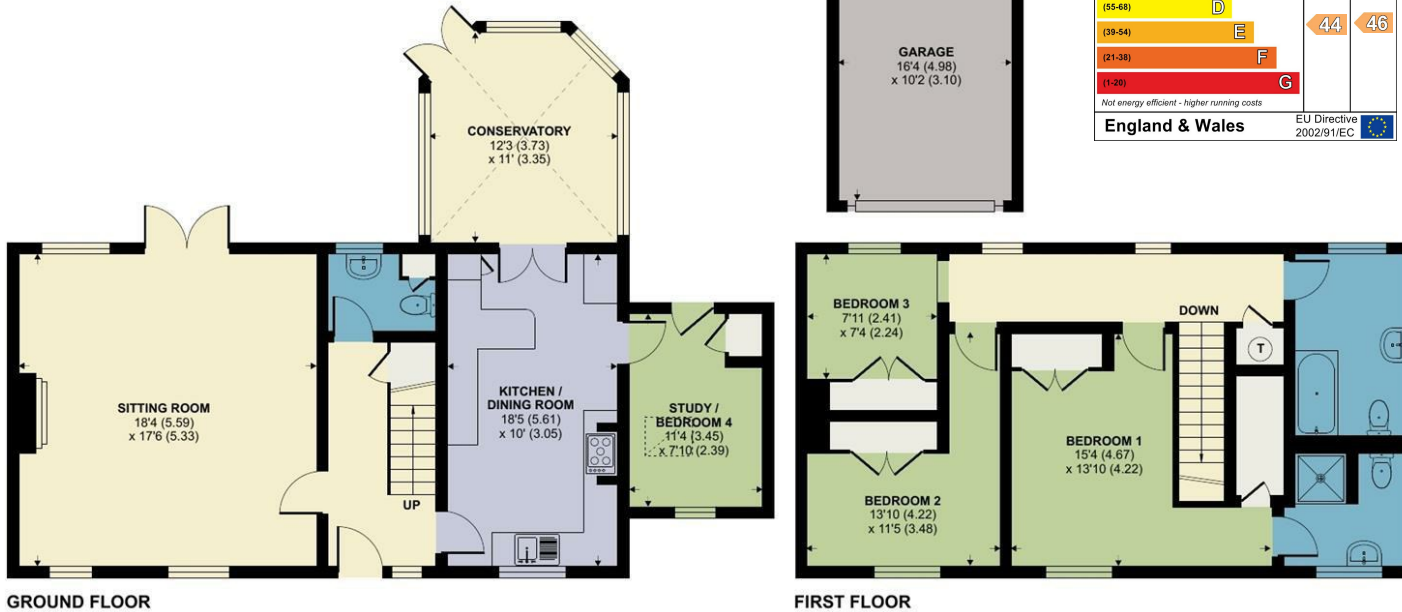
# Riverside Close, Dorchester

Approximate Area = 1520 sq ft / 141.2 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 1686 sq ft / 156.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	44	46	
(21-38) F			
(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). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1192344



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