



Duck Street
Cerne Abbas

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Phoenix Cottage is an attractive house within a conservation area and offered with no forward chain. Situated in the heart of the popular village of Cerne Abbas this beautiful family home has plenty of flexible accommodation including two reception rooms, a kitchen/dining room, four bedrooms, bathroom, shower/utility room and a WC. The rear garden is enclosed and south-westerly facing. There is a single garage and parking space also to the rear of the property. EPC Rating E.

Cerne Abbas is an historic village in an Area of Outstanding Natural Beauty with the famous 180ft chalk Cerne Giant on a nearby hillside. The village is a bustling community with a Village Store/Post Office, active church, three pubs, a highly regarded first school with catchment middle and high schools in Dorchester, doctors' surgery with pharmacy and a modern village hall, the centre for many village activities. Close by there are a variety of beautiful walks to suit everyone. The village is on the bus route between Dorchester and Sherborne. The county town of Dorchester (8 miles away), with adjoining Poundbury, together have supermarkets, cinemas, leisure centre, museum, weekly market and many good pubs and restaurants. Brewery Square is a vibrant area with shops and restaurants and a central open space for events. Dorset County hospital is also in town and there are two railway stations to Weymouth, Bath, London Waterloo and Bristol Temple Meads. Regular buses operate to nearby towns and villages. Historic Sherborne with its magnificent Abbey and excellent public schools is 12 miles away. It has an annual Music Festival, supermarkets, shops, a museum, pubs and restaurants and a railway station with trains to Waterloo and Exeter.



The front door to the property leads into a hallway with stairs and a door opening into a fabulous open-plan kitchen/dining room with dual aspect.

The kitchen is fitted with wall and base units from Old Creamery Kitchens, Yeovil, installed in 2021. There are granite worksurfaces, a Belfast sink, a Rangemaster electric range cooker and space for other kitchen appliances. A door leads to a rear porch providing access to the garden and a space in which to leave outdoor clothing and footwear.

The downstairs reception room has an impressive Inglenook fireplace and light from two windows. Also on the ground floor are bedroom four and a good-sized shower/utility room fitted in 2021. A second flight of stairs leads to the first floor.

There are three first floor double bedrooms, bedroom three being fitted with ample cupboards. The family bathroom was fitted in 2021 with panel enclosed bath, WC and wash hand basin. There is also a separate WC and wash basin.

The large first floor sitting room with dual aspect is an exceptional space offering further flexibility to this property.

There is a pretty and well-maintained rear garden with a large sun terrace and elevated lawn and flower beds with some mature trees and shrubs. There is a single garage at the rear with off road parking in front.

Room Dimensions:

Ground Floor

Reception Room	15'06" x 13'00"	4.72m x 3.96m (max)
Kitchen/Dining Room	20'01" x 20'00"	6.12m x 6.10m (max)
Bedroom Four	12'09 x 8'04	3.89m x 2.54m
Utility / Shower Room	15'00 x 7'05	4.57m x 2.26m

First Floor

Sitting Room	19'10 x 16'10	6.05m x 5.13m (max)
Bedroom One	17'11 x 10'05	5.46m x 3.18m
Bedroom Two	10'7 x 10'4	3.23m x 3.15m
Bedroom Three	13'6 x 10'04	4.11m x 3.15m
Bathroom	8'03" x 7'01"	2.51m x 2.16m

Agents Note:

Please note the nearby school has permission to build a new classroom in the playground

Services:

Mains electricity, water and drainage are connected. Oil fired heating.

Local Authorities:

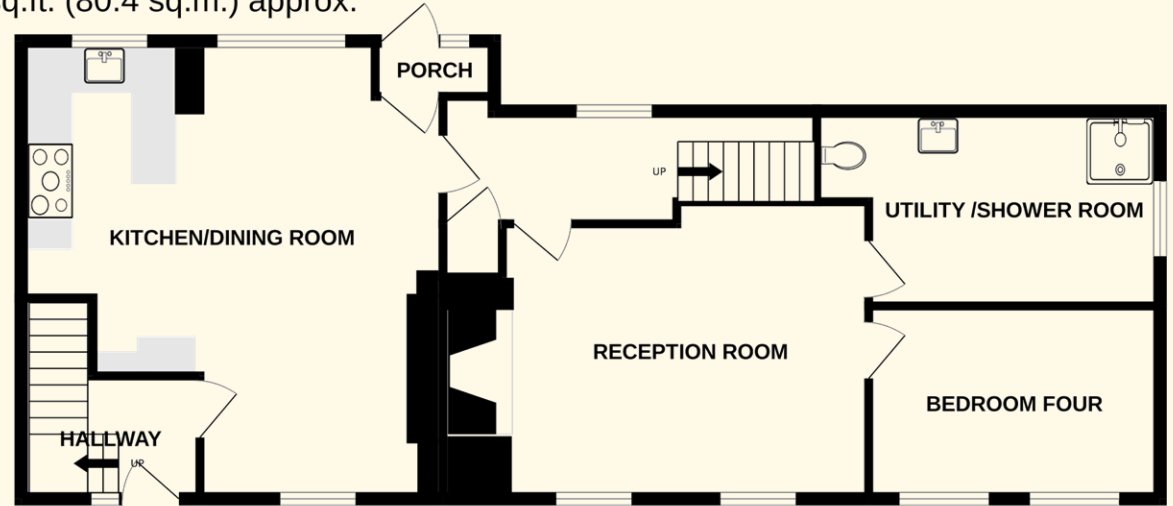
Dorset Council, County Hall, Colliton Park, Dorchester, DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is F.

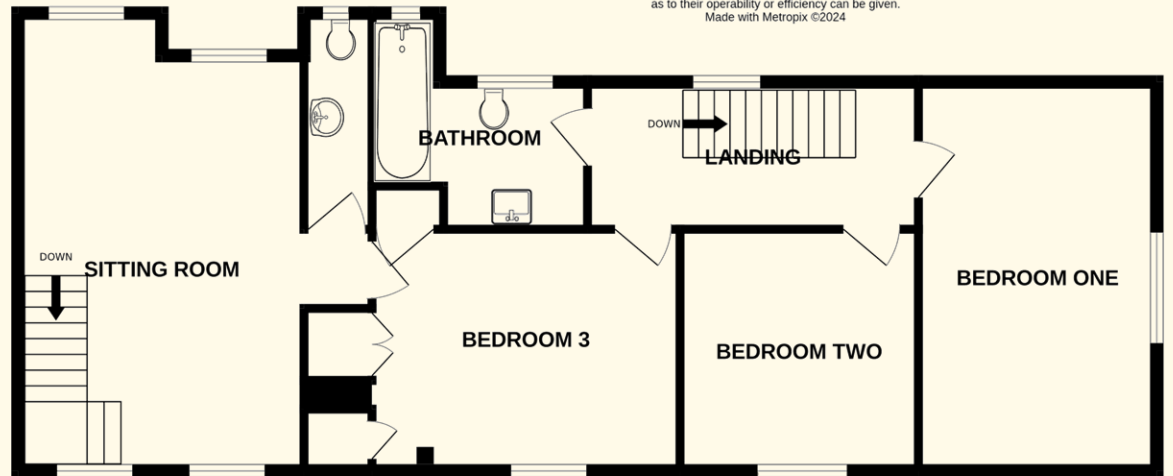


GROUND FLOOR
866 sq.ft. (80.4 sq.m.) approx.



9 DUCK STREET, DT2 7LA

1ST FLOOR
887 sq.ft. (82.4 sq.m.) approx.



Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.