



## Barton Farm, Dorchester

OFFERED WITH NO ONWARD CHAIN and set within a designated conservation area, this terraced home is situated within Barton Farm, an over 55's development managed by Cognatums. Barton Farm is located within the charming village of Cerne Abbas and comprises of both stone-built original buildings and modern purpose-built homes, set within attractive managed grounds. Number 18 is a modern property consisting of two reception rooms, a kitchen, three bedrooms with an en-suite shower room to the main bedroom, bathroom and ground floor WC. Externally, the property benefits from a private garden with rear pedestrian gated access, garage and shared communal parking. EPC rating D.

Price guide £350,000

## Situation

Ceme Abbas is a sought after area and a historic village in an Area of Outstanding Natural Beauty with the famous 180ft chalk Ceme Giant on a nearby hillside. The village is a bustling community with a Village Store/Post Office, active church, three pubs, a 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 area of Dorchester offers museums and many excellent restaurants and public houses, a doctors, dentist surgeries, and the Dorset County Hospital. There are also major train links to London Waterloo and Bristol Temple Meads.

## Accommodation

### Entrance

Upon entry, you are taken through to the property's hallway, with access to a generous-sized ground floor WC and sitting room.

### Sitting Room 4.78m x 4.37m max (15'08" x 14'04" max)

The sitting room is a good-size room featuring a central fireplace with surround and mantle and fitted storage and shelving.

### Conservatory 3.15m x 1.68m (10'04" x 5'06")

The conservatory is accessed via a set of French doors from the sitting room and adds further living accommodation to the property.

### Dining Room 3.23m x 3.07m (10'07" x 10'01" )

Double doors from the sitting room lead through to the dining room with ample space for dining furniture and a rear aspect window allowing plentiful natural light to enter the room.

### Kitchen 3.40m x 2.74m max (11'02" x 9'00" max)

The kitchen is fitted with a range of wall and base level units with roll top worksurfaces over. Integral appliances include a fridge-freezer, Neff double oven and four-ring hob with extractor hood above. A single door provides direct access to the garden.

### First Floor Landing 3.05m x 2.59m (10'00" x 8'06" )

## Bedrooms

There are three bedrooms at the property, two double in size and one single. Bedroom one and two both benefit from fitted storage, with bedroom one additionally benefitting from an en-suite shower room with WC and wash hand basin.

### Bedroom One 3.84m x 3.15m min (12'07" x 10'04" min)

### Bedroom Two 3.58m x 3.58m max (11'09" x 11'09" max)

### Bedroom Three 2.84m x 2.26m (9'04" x 7'05")



**Bathroom 2.62m x 2.13m (8'07" x 7'00")**

The bathroom is furnished with a suite consisting of a panel enclosed bath with shower attachment, WC and wash hand basin.

**Garage 5.05m x 4.67m max (16'07" x 15'04" max)**

**Outside**

To the rear, the property offers a predominantly shingled garden with pedestrian gated access. The home also offers a garage with electric up and over door, light and power with workshop area and eaves storage. The development provides shared communal parking for the residents.

**Agents Notes**

There is a quarterly service charge of £1,841.00 for the year 2024.  
Lease length - 999 years from 24 March 1984.

**Services**

Mains electricity, water and drainage are connected. Electric storage heaters and radiators.

**Local Authorities**

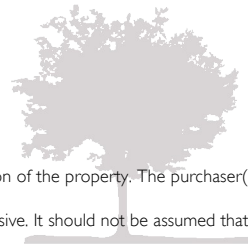
Dorset Council :

Tel: 01305 211970

Council tax band is F.

**Viewings**

Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860



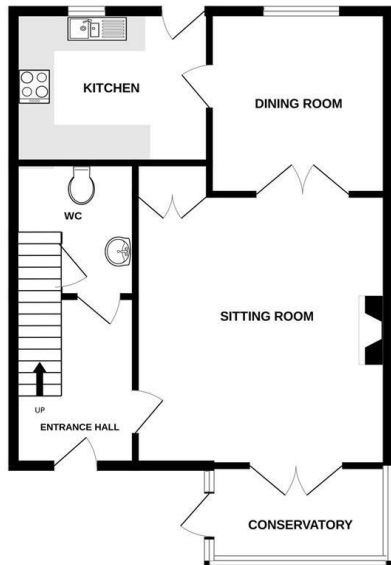
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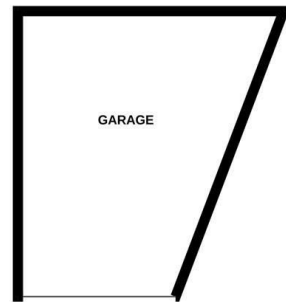
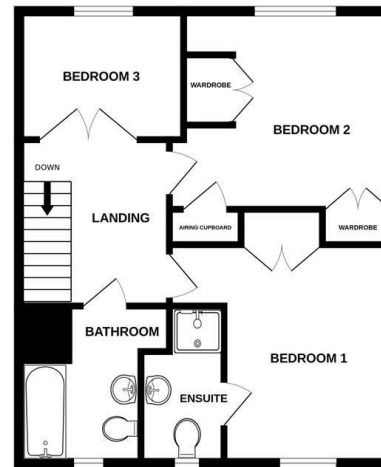
- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 1371 sq.ft. (127.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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