



Riverside Close  
Cerne Abbas



A charming and characterful semi-detached cottage, set within a conservation area within the highly sought-after and picturesque village of Cerne Abbas. The property offers well-presented accommodation throughout including a generous reception room, Conservatory, study, kitchen/breakfast room, ground floor WC, bathroom and three bedrooms with ensuite shower room facilities to bedroom one. The property has a fully enclosed, attractive and private rear garden and there is a single garage and two allocated parking spaces. EPC rating E.

Cerne Abbas is situated in a valley surrounded by the beautiful West Dorset countryside and is home to the famous 180ft chalk Cerne Giant. The village has an extensive range of stunning walks to suit all abilities. The village offers a bustling community with a highly regarded first school and nearby catchment and middle schools located in Dorchester. Amenities include a Post Office/Village Store, church, church, pharmacy and several public houses and eateries.

The nearby county town of Dorchester is steeped in history enjoying some of the county's most noted architecture. Dorchester, and Poundbury offers both shopping and social facilities including cinemas, museums, History centre, leisure centre, weekly market and many excellent restaurants and public houses. Brewery Square, is set within the heart of Dorchester town centre, is a vibrant area offering a number of shopping, social and eating facilities with a central open space hosting several events throughout the year. The Dorset County hospital is also situated in the town and there are major train links to London Waterloo and Bristol Temple Meads.



To the front of the property is an enclosed, low-maintenance front garden with thatched storm porch with wooden door opening to hallway with painted wooden floorboards and exposed beams that set the characterful tone of the property.

The generous reception room offers a beautiful central fireplace with woodburning stove set within stone surround and mantel. There is an exposed beam, and the dual aspect affords the room plentiful natural light. French doors lead directly to the rear garden.

The kitchen maintains the style of the property with wooden, shaker style wall and base units with oak work surfaces over and a Belfast style sink. There is a Belling Range style electric oven with five ring electric hob. Space is provided for additional appliances. The room is finished with tiled flooring which flows through double doors to the conservatory, a pleasant space offering further living accommodation whilst taking advantage of the outlook on to the garden. French doors offer direct access to the garden.

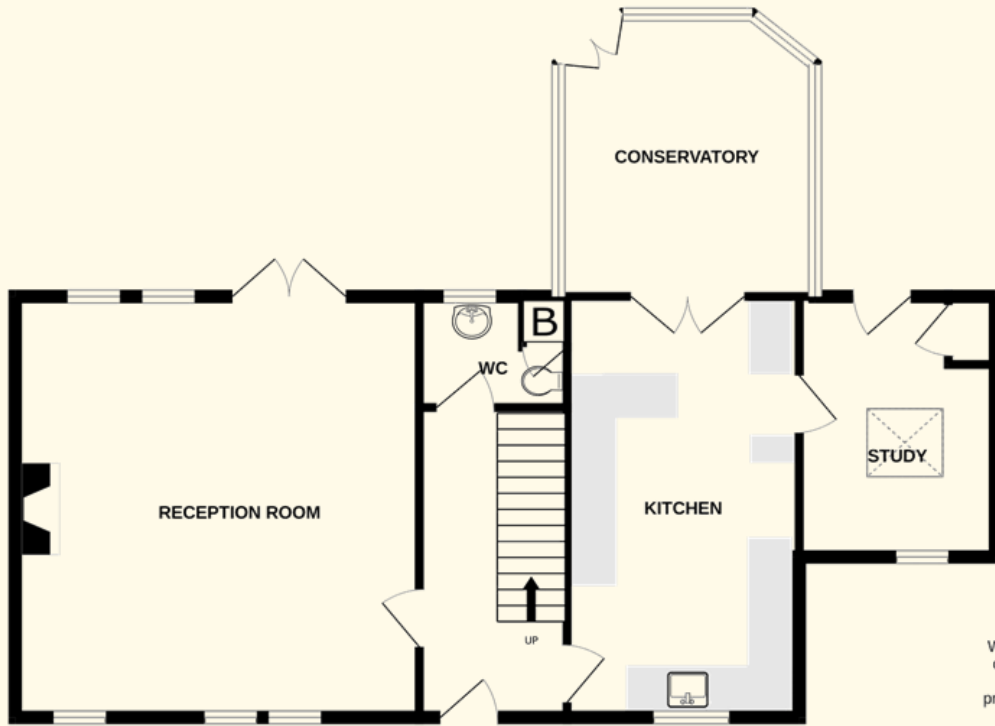
The ground floor accommodation is completed by a study/bedroom. The room offers versatility to this home, has a fitted cupboards and a wooden stable door provides further access to the rear garden.

The style and character continues to the first floor where a spacious landing houses the airing cupboard and access to all bedrooms and bathroom.

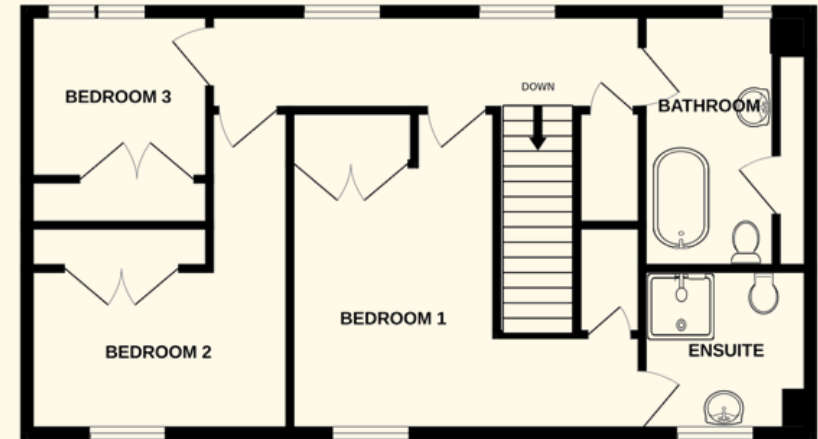
All three bedrooms offer built in storage and there are en-suite facilities to bedroom one consisting of shower cubicle, WC and wash hand basin. The room has tongue and groove panelling with tiled flooring. The bathroom has a luxurious feel with free-standing roll-top bath, WC and wash hand basin. The room is finished with tongue and groove panelling and a wood effect floor. A door leads to useful eave storage space.

The property has an enclosed, south-facing garden with a selection of mature plants and a pond. There are two parking spaces and a single garage with up-and-over door.

**GROUND FLOOR**  
844 sq.ft. (78.4 sq.m.) approx.



**1ST FLOOR**  
620 sq.ft. (57.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1464 sq.ft. (136.0 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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**Room Dimensions:**

Reception Room	5.59m x 5.36m (18'04" x 17'07")
Kitchen/Breakfast Room	3.07m x 5.59m (10'01" x 18'04") max
Study	3.45m x 2.39m (11'04" x 7'10")
Conservatory	3.73m x 3.40m (12'03" x 11'02") max
Bedroom One	4.67m x 3.56m (15'04" x 11'08") max
En-suite	2.08m x 1.98m (6'10" x 6'06")
Bedroom Two	3.48m x 2.18m (11'05" x 7'02")
Bedroom Three	2.41m x 2.21m (7'11" x 7'03")
Bathroom	3.38m x 1.98m (11'01" x 6'06")

**Services:**

Mains electricity, water and drainage are connected.  
Shared LPG via underground tank.

**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.

**Agents Notes:**

There is a Right of Way over the path and driveway, owned by no. 1

**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ  
Tel: 01305 211970

We are advised that the council tax band is F.