



Mill Lane
Cerne Abbas





This beautiful family home is set within a conservation area and in the highly sought after village of Cerne Abbas. Well-presented throughout, this detached five-bedroom home offers versatile accommodation across three floors including reception room, kitchen/diner, utility room, two shower rooms, and bathroom. Externally there is an attractive and characterful east facing garden, balcony area from the first floor and off-road parking for multiple cars. 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.



Entrance to the property leads to the hallway with stairs to the first-floor and openings to both the kitchen/diner and reception room.

The ground floor reception room is a generous space offered in neutral tones with plentiful natural light via a front aspect window and side aspect doors to the garden. There is a feature fireplace with wood burner and separate storage facilities. An opening leads to a utility room with storage, worksurface space, sink and plumbing for a washing machine. There is further plumbing under the stairs. The ground floor shower room is furnished with a cubicle shower, wash hand basin and WC.

The excellent open-plan kitchen/diner is the hub of the home and is fitted with a stylish and comprehensive range of wall and base units with worksurface over. There is an integrated double oven and Neff induction hob. There is a vinyl, wood effect floor and splashback tiling to finish. The dining area offers space for a family dining table and chairs with side aspect window offering natural light.



Stairs rise to the first-floor where a further reception room is situated offering two front aspect windows, a central wood burning stove and French doors lead to a balcony.

The main bedroom is generous in size with a dual aspect and built in storage. A feature free-standing bath sits in the corner. Bedroom five is currently used as a home office / study and there is a shower room with WC and wash hand basin.

Stairs continue to the second floor where there are three further bedrooms, storage space on the landing area and a family bathroom with wash hand basin and WC.

Externally, there are two garden spaces. A ground level garden is accessed from the sliding doors from the reception room and offers a secluded, low-maintenance and characterful spot for Alfresco dining. Ornamental stairs lead to a raised garden area, similar in character and style and with a variety of mature plants and shrubs. The garden can also be accessed from the first-floor landing. There is gated parking to the side of the property and a gravel area to the front.





Mill Lane, Cerne Abbas, Dorchester, DT2

Approximate Area = 2433 sq ft / 226 sq m (excludes eaves storage)

For identification only - Not to scale



Solar Panels:

Please note the solar panels at the property are owned outright.

Services:

Mains electricity, water and drainage are connected. Electric heating.

Local Authorities:

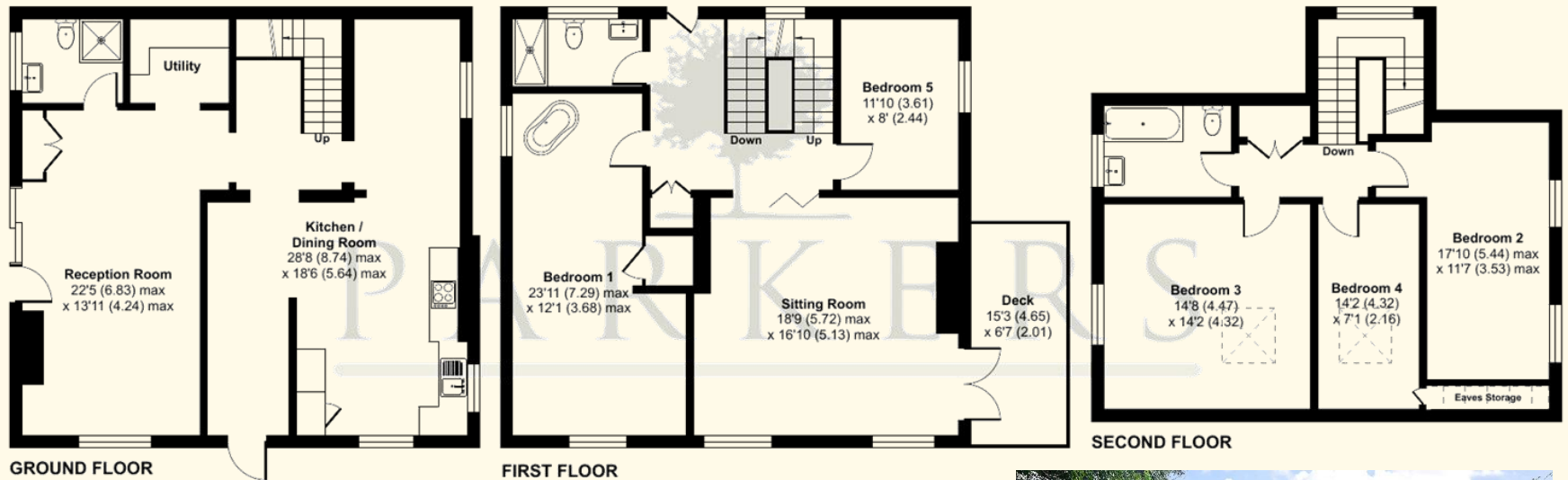
Dorset Council
County Hall
Colliton Park Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is F.

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.

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2024. Produced for Parkers Estate Agents. REF: 1109095

