10, Barton Lodge, The Folly, Cerne Abbas, Dorchester, DT2 7GU

2 2 1

- Village location
- Garage and off road parking
- Close to local amenities
- Spacious accommodation
- Attractive location with views of surrounding countryside
- Two double bedrooms

£1,050 Per Calendar Month

Situated in the sought after village of Cerne Abbas is this spacious two bedroom top floor apartment.

THE PROPERTY

Situated in the sought after village of Cerne Abbas is this spacious two bedroom top floor apartment.

A communal entrance hall has stairs and lift leading to the top floor, where the property expands over the whole of the south wing. The hall leads round to the other side of the property where there is an area with a decorative fireplace. There are 2 large fitted cupboards which house the hot water tank and gas boiler. A door from the hall leads to the sitting room with dual aspect. Eave storage provides useful storage space.

The kitchen has a range of wall and floor mounted units with granite worktops over, ceramic sink, integrated fridge and freezer, dishwasher, washing machine, microwave, electric oven and a ceramic hob with extractor hood over. There are reaching views from the kitchen window.

There are two double bedrooms of similar sizes both with dual aspect windows and small iron fireplaces. The master bedroom benefits from an en-suite shower room and window seat. The main bathroom has a freestanding clawed bath, twin sinks with storage below, heated towel rail, W/C and large storage cupboard.

Please note these photos were taken June 2023.

OUTSIDE

The electric double gates open to the gravelled driveway with lighting which leads to the parking and turning area beside Barton Lodge. There is a single garage in a block and a parking space for one car in front. There is a separate visitors parking area, communal store and refuse store.

SITUATION

Cerne Abbas is one of the most historic and picturesque villages in Dorset, surrounded by countryside and rolling downland. It is about 8 miles north of Dorchester with its comprehensive range of facilities including Dorset County Hospital together with good access to the Abbey town of Sherborne, about 12 miles to the north. Both towns have main line railway stations to London Waterloo as well as a regular bus service. The village has a good range of amenities including a general store/sub post office, modern village hall, Doctor's surgery, 3 public houses and restaurant/tea rooms.

There are a variety of sporting and leisure pursuits in the area including golf at Dorchester (Came Down) and Sherborne, sailing and water sports along the Heritage Coastline and access to the countryside via an excellent network of footpaths and bridleways.

DIRECTIONS

Use what3words.com to navigate to the exact spot. Search using: master.breezy.suggested

SERVICES

Mains drainage & electricity. LPG/Calor Gas

LOCAL AUTHORITY

Dorset Council, tax band E - 01305 251010

BROADBAND

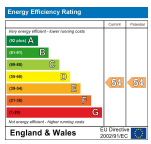
Standard download 18 Mbps, upload 1 Mbps. Superfast download 80 Mbps, upload 20 Mbps. Ultrafast download 1000 Mbps, upload 1000 Mbps. Please note all available speeds quoted are 'up to'.

MOBILE PHONE COVERAGE

Limited. For further information please go to Ofcom website.

MATERIAL INFORMATION

Rent: - £1,050 per calendar month / £242.00 per week
Holding Deposit - £242.00
Security Deposit - £1,210.00
Council Tax Band - E
EPC Band - E



PouLets/FH/02.09.2026

01305 251154

poundbury@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY

Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.