



Symonds
& Sampson

Foxhills

Cerne Abbas, Dorchester, Dorset

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Cerne Abbas, Dorchester
Dorset, DT2 7TS

A secluded Cerne Valley smallholding with far-reaching views, 3.26 acres, versatile outbuildings and development potential, set within protected National Trust countryside.



- Situated in a tranquil, unspoilt and protected landscape
 - Extraordinary panoramic views of the Cerne Valley
 - Garden and paddocks totalling 3.26 acres
 - Walking distance to historic Cerne Abbas amenities
 - Range of outbuildings with development potential (STPP)
 - Sweeping drive, double garage and ample parking
 - Secure, gated private smallholding

Guide Price **£945,000**

Freehold

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INTRODUCTION

Perched in a secluded, elevated position on a hillside and surrounded by unspoilt National Trust countryside, Foxhills enjoys a peaceful setting less than a mile's walk from the charming historic village of Cerne Abbas. A projecting decked seating area makes the most of the stunning natural Cerne Valley landscape, and with no streetlights or neighbouring properties in sight, this homestead offers a tranquil and secluded haven where stunning sunsets and exceptional dark skies are a regular feature.

Set within a designated Site of Special Scientific Interest, Foxhills is the only property within the National Trust's newly acquired "Giant's Lair," ensuring its immediate surroundings, rich in extraordinary flora and wildlife, are safeguarded from future development.

The smallholding comprises a detached, stone-built, single-storey home that has been remodelled and enhanced by the current owner, together with "Daisy Cottage," a substantial games barn/studio with power, water, and drainage, offering further development potential (STPP). In addition, there is a collection of stone and brick outbuildings, stables, a yard, double garage, gardens, and paddocks, extending in total to 3.26 acres.

THE PROPERTY

The property is centred around a spacious triple aspect, open-plan kitchen, dining, and family area, designed to accommodate a large dining table and ideal for modern family living. This space, along with the sitting room and principal bedroom, enjoys exceptional far-reaching elevated countryside views.

The kitchen is fitted with an oil-fired Alpha range cooker, combining cooking and central heating functions with twin hot plates and ovens for independent operation. Additional features include space for an American-style fridge freezer, generous storage, and a pull-out larder cupboard. A practical utility/boot room adjoins the kitchen, offering side access, a sink, plumbing for a washing machine and other appliances, a water softener, an airing cupboard with a pressurised hot water tank, and access to a separate WC.

The main hallway is bright and spacious, featuring a vaulted ceiling, exposed beams, and a Velux skylight which enhances the natural light. The sitting room is an impressive space with a bay window and central glazed door opening to the rear, maximising the surrounding views, together with a feature fireplace and fitted wood-burning stove.

The principal bedroom benefits from built-in wardrobes and a recently installed, high-specification en-suite bathroom with a large bathtub and separate double shower, overlooking the front gardens and trees. The second bedroom is generously proportioned, with a bay window and its own en-suite WC, while the third bedroom is a comfortable double room positioned to the front of the property. A family shower room completes the accommodation.





OUTBUILDINGS

Located at the end of a private drive, the collection of outbuildings is arranged around a practical central yard and includes the following:

Daisy Cottage, a generous barn of over 32 ft in length with a vaulted ceiling, currently used as a games room and entertaining space. It benefits from power, lighting, water, and drainage, offering an exciting opportunity for development (STPP). Attached are two store rooms, as well as a double garage featuring an inspection pit, eaves storage, and two up-and-over doors.

There is also a studio/potting shed, a stable with tack room, and a covered, enclosed animal yard, all with power and lighting. A further barn and hay store are located beyond.

In addition, a comfortable studio/workshop enjoys glorious views and benefits from power and lighting, along with an attached tool shed.

GARDENS & LAND

Secure electric gates open onto a sweeping private driveway, leading past the front gardens to the property, where there is ample parking and a turning area. The gardens are mainly laid to lawn and are complemented by woodland pathways, flower beds, and mature trees, offering beautiful views beyond tree branches. Raised beds and a soft fruit area provide space for growing produce.

To the rear, a viewing deck enjoys breath-taking panoramic views and provides ample space for outdoor lounge seating, while a separate generous paved terrace is ideal for al fresco dining.

The paddocks comprise chalk downland with a mix of level and gently sloping pasture, divided into two fields to the north and east. They are accessed via a five-bar gate from the driveway, as well as privately from the yard area.



SITUATION

Cerne Abbas, one of Dorset's most historic and picturesque villages, is surrounded by unspoilt countryside and lies approximately 8 miles north of the county town of Dorchester. The village benefits from a regular bus service to Sherborne (around 12 miles away) and to Dorchester, where Dorset County Hospital is located. Both Sherborne and Dorchester offer mainline railway stations with direct services to London Waterloo.

The village is well regarded for its excellent range of amenities, including a popular sub post office and village store, parish church, three public houses, The Cerne Abbas Brewery, and a doctors' surgery with dispensary. Cerne Abbas also has a thriving community, with a variety of clubs and societies, together with a modern village hall.

DIRECTIONS

What3words:///patio.boldest.lecturers

SERVICES

Mains electricity and water.
Oil fired central heating through the Alpha range cooker.
Private drainage.

Broadband - Standard speed available
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
(<https://www.ofcom.org.uk>)

Council Tax Band: D (Dorset Council - 01305 251010)

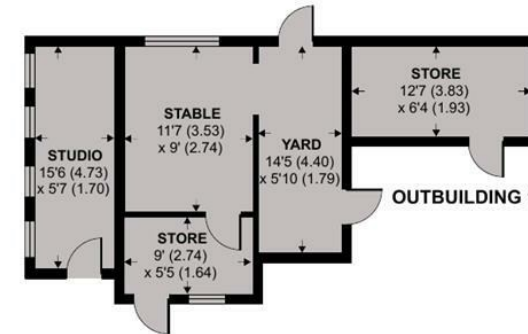
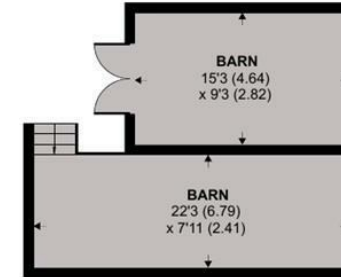
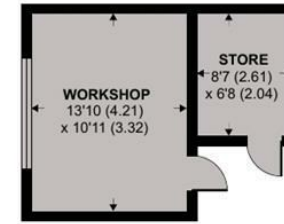
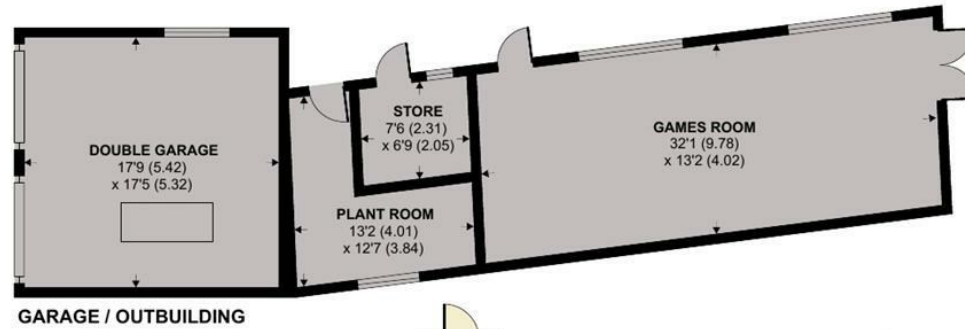
MATERIAL INFORMATION

Easement of access over the track to the paddocks and along the private driveway serving the property.

Foxhills, Cerne Abbas, Dorchester

Approximate Area = 1572 sq ft / 146 sq m
 Garage = 310 sq ft / 28.7 sq m
 Outbuildings = 1337 sq ft / 124.2 sq m
 Total = 3219 sq ft / 298.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		48	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1440692



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