

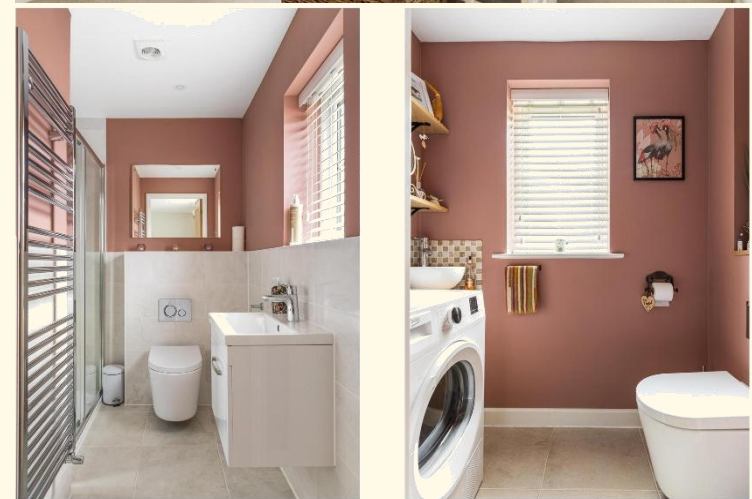


Giant Close  
Cerne Abbas  
£625,000



Tastefully decorated throughout, and located in the popular village of Cerne Abbas, is this delightful, four-bedroom detached property. Further accommodation includes a reception room, kitchen/diner, ground floor WC, en-suite facilities to two bedrooms and a family bathroom. Externally, there is beautifully tended, fully enclosed garden to the rear and an attractive and private front garden. The property is offered with two car ports. EPC rating B.

Cerne Abbas is situated in a valley surrounded by typical West Dorset countryside. It is home to the famous Cerne Giant. The village has an extensive range of public footpaths and bridleways and walks to suit every taste. The village is a bustling community with a flourishing school, Post Office, village stores, Doctors surgery with dispensing pharmacy, a local tourist information point, three historic public houses, tearooms, and a number of other shops to attract visitors. The nearby county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and some of the county's most noted period architecture. Dorchester offers both shopping and social facilities including cinemas, museums, History centre, leisure centre, weekly market, and many excellent restaurants and public houses. The catchment schools are highly regarded with a school bus taking you from the village to Dorchester. The doctors, dentist surgeries, and the Dorset County Hospital are also close by. There are major train links to London Waterloo and Bristol Temple Meads. Regular bus routes operate to adjoining towns.

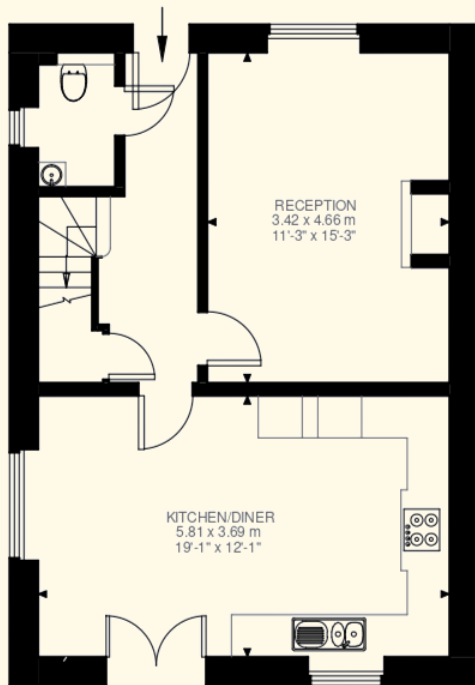


Entrance to this attractive brick and flint home is via a front door opening onto the hallway that sets the neutral and tasteful tone of décor throughout. There is a convenient ground-floor cloakroom and stairs lead to the first floor with under-stairs storage beneath. The front aspect reception room offers a calming sage green décor with a recessed, wood burning stove as a focal point to the room. The generous kitchen diner provides a fabulous practical and social space. This dual aspect room with French doors opening onto the rear garden, is fitted with a range of stylish wall and base units with quartz worksurface over and recessed sink with mixer tap. Integrated appliances include a Neff double oven and microwave, four-ring induction hob with extractor hood, washer/dryer, dishwasher, fridge/freezer. The room is finished with part-paneling to the walls, adding a characterful and modern look and the floors are covered in a neutral tile. There is underfloor heating throughout the ground-floor.

Situated on the first-floor are three double bedrooms and the modern family bathroom. There is a stylish en-suite shower room servicing the front aspect bedroom which has also been furnished with a fitted wardrobe.

The second-floor houses the principal bedroom, a generous room receiving plenty of natural light via two Velux windows. A fabulous walk-in dressing area has been fitted with shelving and hanging rail. The en-suite shower room offers an inset wash hand basin with vanity unit beneath, walk-in shower and WC.

The beautiful garden has been thoughtfully land-scaped with paved patio and pergola nearest the property. Steps lead to a lawned area with a variety of maturing plants bordering. Access at the side offers a useful place for storage alongside a wooden shed. The double carport, offers a paved floor, eave storage, outside lighting and power.



Ground Floor  
543 ft<sup>2</sup>

Cerne Abbas, DT2  
Approximate Gross Internal Area  
135.19 SQ.M / 1455 SQ.FT  
KEY: CH = Ceiling Height  
[Restricted Head Height]

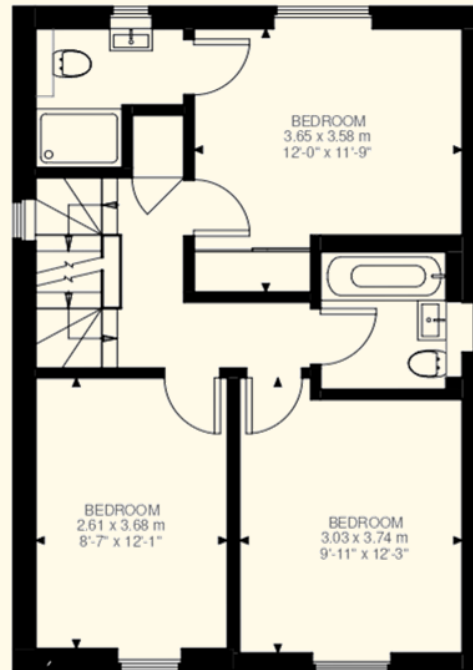
**Services:**

Mains electricity, water and drainage are connected.  
Air Source Heat Pump

**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

Council Tax Band E.



First Floor  
536 ft<sup>2</sup>

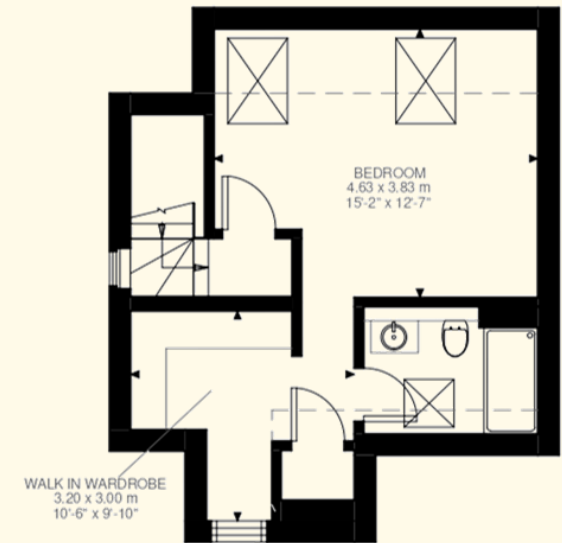
**Important notice: Parkers notify that:** All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars 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.

**Mobile and Broadband:**

At the time of the listing, standard and superfast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit  
<https://checker.ofcom.org.uk>



Second Floor  
376 ft<sup>2</sup>



**Agents Notes:**

The property is set within a conservation area.  
The property is offered with 4 years builders warranty.  
There is a £400 maintenance charge per annum.  
There is planning granted in the village -  
P/FUL/2023/02553

**Flood Risk:**

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

**Stamp Duty:**

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.  
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>