



Duck Street  
Cerne Abbas, Dorchester  
£345,000



Located within an Area of Outstanding Natural Beauty and adjoining a designated conservation area, this lovely three-bedroom terraced home enjoys a quiet and peaceful setting in the sought-after village of Cerne Abbas. The property is spacious throughout and comprises two reception rooms, a kitchen, sun room, ground floor W/C and a family bathroom. Externally, the property benefits from a south-westerly facing rear garden and a single garage. EPC Rating: E.

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.



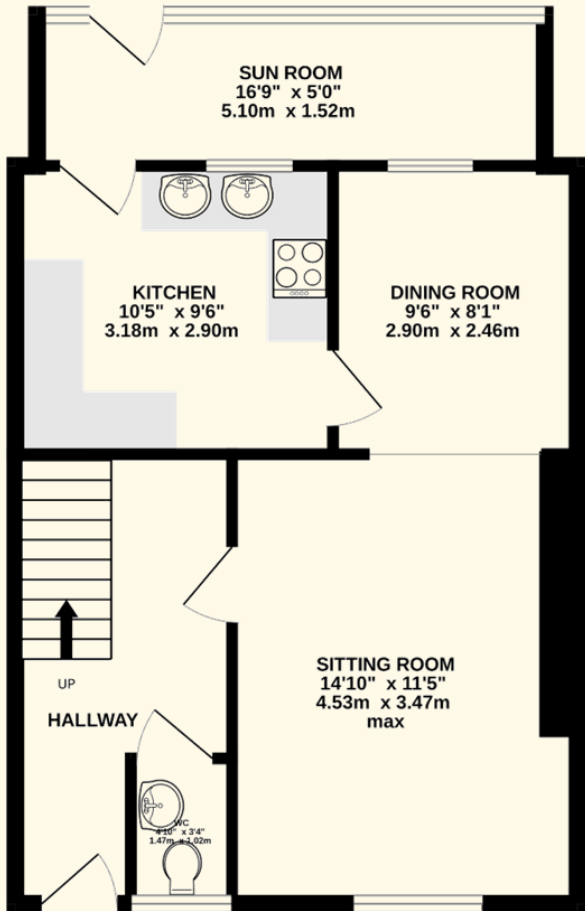
A pathway leads to the front entrance of the home, with an area of lawn positioned alongside. The property is approached via a storm porch housing a part glazed wooden door. Upon entering, you are welcomed into a hallway providing access to the ground floor W/C, the sitting room and the staircase rising to the first floor, with useful storage beneath.

The sitting room enjoys a front aspect and features an electric fireplace. An opening lead into the dining room, which benefits from rear-aspect windows and a door providing access to the kitchen. Both rooms are finished in pastel tones, with neutral carpets completing the space. The kitchen is fitted with a range of wall and base level units, dual inset sinks, an eye-level double NEFF oven with grill and a four-ring electric hob, with additional space for further appliances. To the rear of the property, a sun room enjoys a pleasant outlook over the garden.

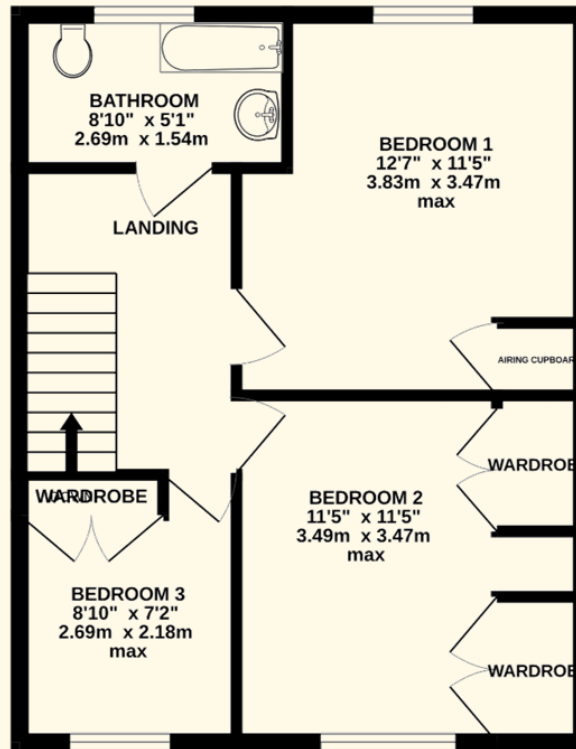
The first floor offers a spacious landing, enhancing the light and airy feel of the home, and providing access to the bedrooms and family bathroom. All bedrooms benefit from fitted storage and two are double in size, with each room filled with natural light from good-sized windows. The bathroom is fitted with a suite comprising a P-shaped bath with electric shower over, hand wash basin and W/C, finished with fully tiled walls.

Externally, the property enjoys a south-westerly facing tiered garden, featuring areas of patio, lawn and flower beds. A variety of mature trees and shrubs add colour and texture, while fencing provides privacy. A pedestrian gate leads to the single garage, which is fitted with an up-and-over door.

**GROUND FLOOR**  
525 sq.ft. (48.7 sq.m.) approx.



**1ST FLOOR**  
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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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**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.

**Services:**

Mains electricity and water are connected.  
Oil fired central heating.

**Agents Note:**

The vendor advises there is a right of way to access the garages at the rear of the property.

**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

The council tax band is D.

**Flood Risk:**

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

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

**Broadband and Mobile Service:**

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

**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>