



Symonds
& Sampson

9 Wills Lane

Cerne Abbas, Dorchester, Dorset

9 Wills Lane

Cerne Abbas, Dorchester
Dorset, DT2 7JY

A charming end-of-terrace cottage with modern interiors, south-facing garden and garage, set within a sought-after village offering excellent local amenities.



- Offered for sale with no onward chain
- Front aspect sitting room with fireplace
 - Open-plan living to conservatory
 - Shaker kitchen with granite worktops
- Integrated appliances throughout kitchen
 - Three bedrooms, fitted wardrobes
- South-facing low maintenance garden
 - Garage with power and lighting

Guide Price **£435,000**

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

The entrance hall provides a welcoming first impression, complemented by wooden flooring, feature lighting, and attractive timber detailing throughout. The sitting room enjoys front-aspect windows and centres around a gas fireplace with a stone surround, flowing through to the dining area and conservatory beyond. The conservatory provides additional reception space with French doors opening onto the garden.

The kitchen is fitted with shaker-style units, granite work surfaces, and a Belfast sink, alongside integrated appliances including an eye-level AEG oven and grill, electric hob with extractor, dishwasher, and fridge freezer. A separate utility room offers additional storage, space for laundry appliances, and direct garden access. The ground floor also benefits from a study and cloakroom/WC.

Upstairs, the landing leads to three well-proportioned bedrooms, a family shower room, and useful storage cupboard. The principal bedroom features fitted wardrobes and an en-suite shower room with double shower, vanity basin, and WC. Bedroom two also benefits from an en-suite WC and wash hand basin. All bedrooms include fitted wardrobes and are presented in neutral tones.

The family shower room comprises a walk-in double shower, wash hand basin, WC, heated towel rail, and part-tiled walls.

OUTSIDE

Externally, the enclosed rear garden is designed for low maintenance and is predominantly laid to patio and shingle, complemented by mature planting. The south-facing aspect creates an ideal space for outdoor dining and entertaining. A side gate offers pedestrian access.

The single garage is fitted with an electric up-and-over door and benefits from power and lighting.

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///snug.cuddled.fits

SERVICES

Mains electricity, water and drainage are connected. Heating is provided via a communal LPG gas system, with individual metering to each dwelling.

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: E (Dorset Council - 01305 251010)

MATERIAL INFORMATION

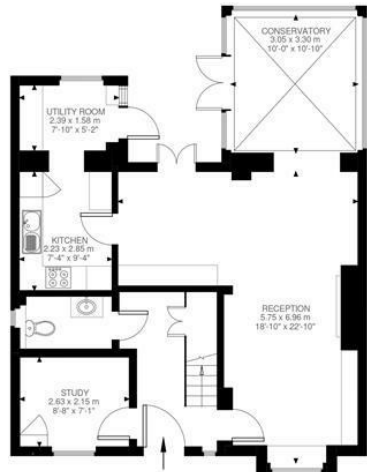
Pineapple Cottage forms part of the Barton Lodge estate and as such has communal grounds which are able to be enjoyed. These grounds are managed and looked after by 'Barton Lodge Management Limited'. We understand the costs of this are £1,120 per annum, paid in £280 instalments each quarter.

Please note the property falls within a conservation area.

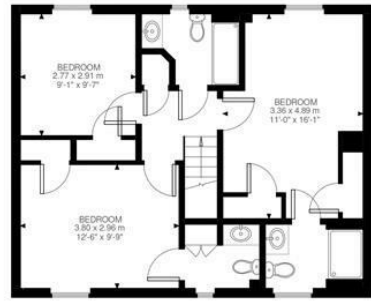




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
768 ft²



First Floor
583 ft²

Will Lane, DT2
 Approximate Gross Internal Area
 125.47 SQ.M / 1351 SQ.FT
 (EXCLUDING GARAGE)
 GARAGE 19.84 SQ.M / 214 SQ.FT
 INCLUSIVE TOTAL AREA 145.31 SQ.M / 1564 SQ.FT
 KEY: CH = Ceiling Height
 Restricted Head Height



Dorchester/SXP/23.05.2026

Illustration for identification purposes only. Not to scale.
 Floor Plan Drawn According To RICS Guidelines.

RICS
Regulated by RICS

naea | **propertymark**
PROTECTED

www.
the londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01305 261008

dorchester@symondsandsampson.co.uk
 Symonds & Sampson LLP
 9 Weymouth Avenue, Brewery Square,
 Dorchester, Dorset DT1 1QR



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.