



Symonds  
& Sampson

43 Back Lane  
Cerne Abbas, Dorchester, Dorset



# 43 Back Lane

Cerne Abbas, Dorchester  
Dorset, DT2 7JW

A modern village house in need of gentle updating.



- Sought after village location
- In need of gentle improvement
  - No chain
  - Garage
- Close to village amenities
  - End of terrace

Guide Price **£240,000**

Freehold

Dorchester Sales  
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## THE PROPERTY

This modern village house requires some gentle modernisation and is being sold with no chain. The property has been extended and has accommodation comprising; Entrance porch, sitting room, separate dining room and kitchen fitted with a range of cupboards and drawers, work surfaces with sink and drainer, integrated electric oven, hob and extractor hood. There is space for an undercounter fridge and freezer and washing machine. Upstairs there are 2 bedrooms and a bathroom.

The property benefits from UPVC double glazing, electric storage heating and a garage sited at the rear of the house.

## OUTSIDE

At the front of the property is a blocked paved area of garden, there is a gravel side path leading to the garden. A patio abuts the house with outside tap. There are some established shrubs and rear gate, with the garden extending behind the garage to another secluded area of garden.

## SITUATION

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

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

## DIRECTIONS

What3words [///forklift.texted.cool](#)

## SERVICES

Mains water, electricity and drainage are connected.  
Electric heating.

Broadband - Superfast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more detail.

Council tax band C. Dorset Council.

## MATERIAL INFORMATION

There is currently a woodburning stove at the property. Please note that this does not have a HEATAS Certificate.





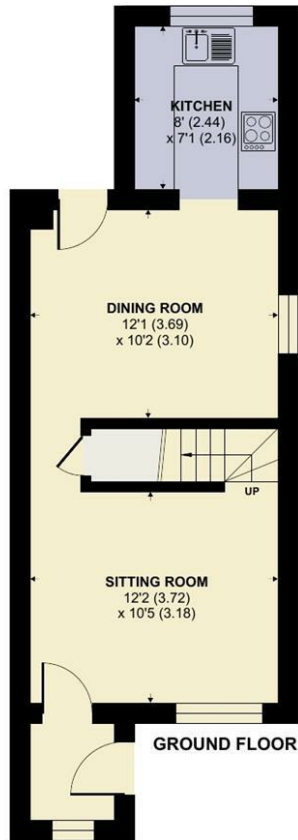
## Back Lane, Cerne Abbas, Dorchester

Approximate Area = 680 sq ft / 63.1 sq m

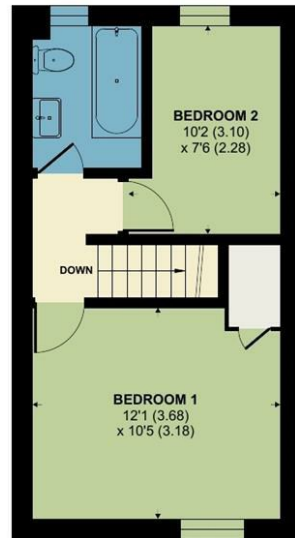
Garage = 147 sq ft / 13.6 sq m

Total = 827 sq ft / 76.7 sq m

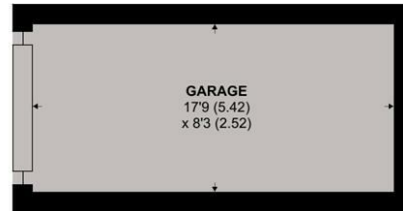
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1388043



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(49-54) <b>E</b>		
(41-48) <b>F</b>		
(31-40) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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