



Wills Lane
Cerne Abbas
£450,000



Nestled in an Area of Outstanding Natural Beauty and within a conservation area, is this well presented, modern cottage with characterful, charming elements and featuring a decorative corning stone fire place. The property has accommodation comprising of three bedrooms, two and a half bathrooms, living/dining room, kitchen, utility, conservatory and ground floor W/C. Externally, this lovely family home benefits from an enclosed, south facing garden and a single garage. EPC rating E.

Cerne Abbas is a sought after and historic village in an Area of Outstanding Natural Beauty with the famous 180ft chalk Cerne Giant on a nearby hillside. The village is a bustling community with a Village Store/Post Office, active church, three pubs, a doctors' surgery with pharmacy and a modern village hall, the center for many village activities. Close by there are a variety of beautiful walks to suit everyone. The village is on the bus route between Dorchester and Sherborne. The area of Dorchester offers museums and many excellent restaurants and public houses, a doctor, dentist surgeries, and the Dorset County Hospital. There are also major train links to London Waterloo and Bristol Temple Meads.

Dorchester, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. There are train links to London Waterloo, Bristol Temple Meads, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

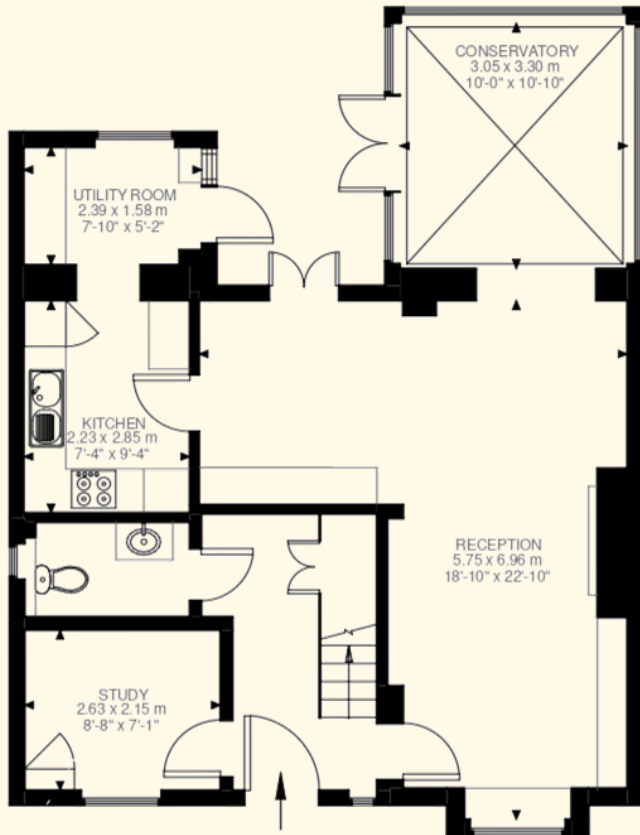


Enter the property via a wooden door into a welcoming hallway that sets the tone for the rest of the home. Featuring wall-mounted lighting, wooden flooring, and matching skirting boards, architraves, and staircase, the space creates an immediate sense of warmth, character, and charm. The sitting area benefits from front-aspect windows and a central gas fire with an eye-catching stone surround and mantel. This room flows seamlessly into the dining area, with an opening leading through to the conservatory, offering additional living accommodation and French doors opening onto the garden.

The well-equipped kitchen features wooden shaker-style units with granite work surfaces, housing a Belfast sink with mixer tap. The kitchen benefits from a range of integrated appliances, including an eye-level AEG oven and grill, a four-ring electric hob with extractor hood over, an integrated dishwasher, and a fridge freezer. An opening leads to the utility room, where there are matching units housing an integrated washing machine and tumble dryer with work surfaces over. A door from this area also offers access to the garden. The ground floor is completed by a versatile study room and a ground floor W/C.

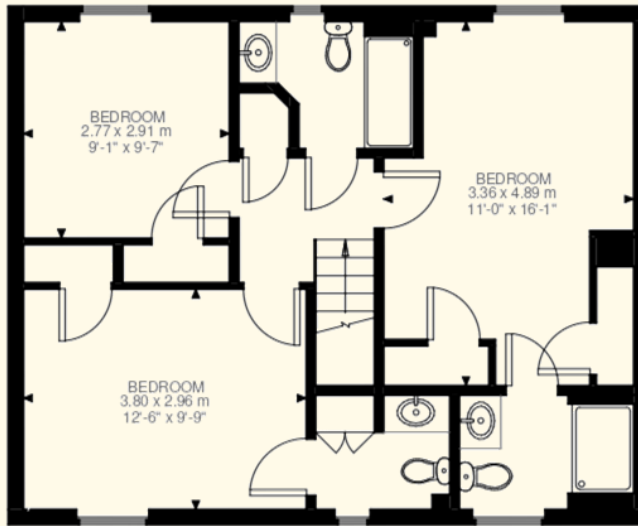
To the first floor, the landing provides access to all three generously sized bedrooms, the principal shower room, and a useful storage cupboard. Bedroom one benefits from an en-suite shower room comprising a double shower, W/C, and wash hand basin with vanity storage beneath. Additionally, a large cupboard provides excellent storage space. Bedroom two also enjoys an en-suite, fitted with a W/C and wash hand basin. All three bedrooms are well appointed with fitted wardrobes and are decorated in calming tones that complement the home's overall aesthetic. The principal shower room features a double walk-in shower with attractive part tiled walls, wash hand basin, W/C, and a heated towel rail.

Externally, the enclosed walled garden is low maintenance, featuring a variety of plants and shrubs and is mainly laid to patio and shingle, creating an ideal spot for garden furniture to enjoy the all-day sun. Pedestrian access is available via a side gate. The garage benefits from an electric up-and-over door, as well as power and lighting.



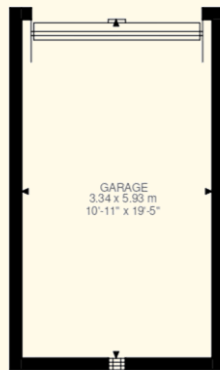
Ground Floor
768 ft²

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



First Floor
583 ft²

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



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



Services:

Mains electricity and water are connected.
The gas boiler is supplied by a communal LPG tank, with individual metering to each dwelling

Agents Notes:

Service charge is £280 per quarter towards the communal courtyard area.

Thatched ridge renewed circa 2022; remainder of thatch replaced in 2006.

There is a local Neighbourhood Plan available on the Dorset Council website. Please visit <https://www.dorsetcouncil.gov.uk/w/cerne-valley-neighbourhood-plan>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is E.

Broadband and Mobile Service:

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>

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#>

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>