



Barton Farm, Cerne Abbas, Dorchester, Dorset

A two double bedroom house with two reception rooms, two bathrooms, garage and parking, set within a development for over 55's in the village of Cerne Abbas.

Guide Price
£280,000
Leasehold

**Symonds
& Sampson**

ESTABLISHED 1858

19 Barton Farm, Cerne Abbas, Dorchester, Dorset, DT2 7LF

- Two double bedrooms
- Two reception rooms
 - Outside patio
 - Conservatory
- Communal gardens and water meadows
 - Garage
- Occupancy 55 years or over
 - Council Tax Band F

Viewing strictly by appointment through
Symonds & Sampson Dorchester Sales Office
on 01305 261008





The Property

Inviting and spacious, this terraced retirement cottage sits in a popular, managed courtyard development and benefits from a patio rear garden, pleasant communal gardens and extensive water meadows.

Upon entering the cottage, you will find a welcoming hall with staircase and door that leads into the downstairs shower room. The living room is a spacious and light room with double doors leading through to the dining room and further doors lead into the conservatory to the front, which overlooks the communal gardens.

The kitchen has a range of storage cupboards and drawers with space and plumbing for a washing machine, dishwasher and fridge/freezer, as well as a built in eye level oven and electric hob. A door in the kitchen leads out to the patio garden. Returning to the entrance hall and stairs rise to a spacious landing with a sitting/study area.

There are 2 spacious double bedrooms, both with fitted wardrobes and a family bathroom with bath and shower over and handy airing cupboard.

Barton Farm is a small development which provides a range of converted traditional farm buildings together with purpose built cottages. This terraced cottage has brick external elevations under a

tilled roof and is situated towards the centre of the development. There is a magnificent 14th century Tithe Barn close-by and the cottage itself is set back from the village road, which leads to the centre of the village.

Outside

To the front of the house is a box hedge border. A gravel path leads to the communal gardens and parking area, there is access to a single garage which is within a block of garages. To the rear of the property there is a low maintenance patio garden where one could plant out flower borders and have some plant pots etc to accompany the existing hedging borders.

Well looked-after stunning communal grounds include large areas laid to lawn with small trees and gravelled walk ways, as well as circa 9 areas of water meadows for the residents to enjoy.

Situation

Barton Farm lies to the south-west side of this historic village, conveniently located for access to the village centre which has a good range of facilities including a general store, a much acclaimed modern village hall, a doctors' surgery and a pharmacy, St Mary's church, three public houses, and primary school.

There are a variety of sporting and leisure activities in the area

including golf at Dorchester (two clubs) and Sherborne, sailing and water sports along the Heritage Jurassic Coastline and access to the countryside via an excellent network of footpaths and bridleways.

Cerne Abbas is one of the most historic and picturesque villages in Dorset, surrounded by rolling down land and perhaps best known for its Giant hill figure, which is now owned by the National Trust.

Cerne Abbas is about 8 miles north of Dorchester and Poundbury, with a comprehensive range of facilities including the County Hospital together with good access to the Abbey town of Sherborne, which is about 12 miles to the north. Both towns have mainline railway stations to London Waterloo as well as a regular bus service.

Services

Mains water, electricity and drainage.
Roite electric heating.

Lease Details

The lease is for 999 years from 1994.

Barton Farm is managed and this includes the maintenance of the communal gardens, water meadows and other areas (external maintenance and redecoration, external window cleaning, building insurance, payment of water rates and 24 hour emergency cover) as well as the cost of the manager who lives close-by on site.

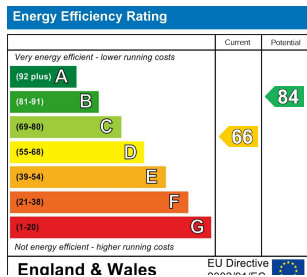
For details on the current service charge payable please contact the Agents to discuss. The minimum age for occupancy is 55 years. The annual service charge is £6,754 per annum, split and paid quarterly in the months of January, April, July and October.

Local Authority
Dorset Council
Tel: 01305 251010 www.dorsetcouncil.co.uk

Council Tax Band: F
EPC: D

Directions

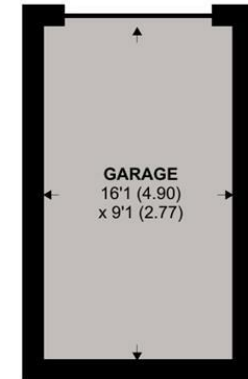
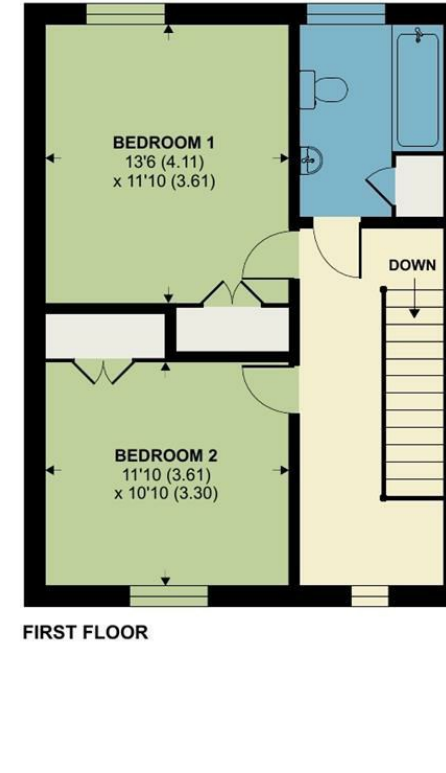
From Dorchester, head north out of the town on the A37 towards Yeovil. Shortly after leaving the town turn right signed Charminster/Cerne Abbas onto the A352. Proceed up the Cerne Valley Road and as you approach Cerne Abbas the entrance to Barton Farm will be found on the right hand side, before the right hand turning into the village (The Folly). The property itself is then on your left hand side.



Cerne Abbas, Dorchester

Approximate Area = 1259 sq ft / 116.9 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2023. Produced for Symonds & Sampson. REF: 1049633



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