POUND HOUSE

gth

NETHER CERNE









Pound House

Nether Cerne, Dorchester

*Dorchester 5 miles, Sherborne 14 miles, Weymouth 11*miles

2 | 4 | 3 | 204 sq m

A characterful, unlisted four bedroom cottage in an idyllic location with wonderful secluded garden, garage and parking.

Freehold

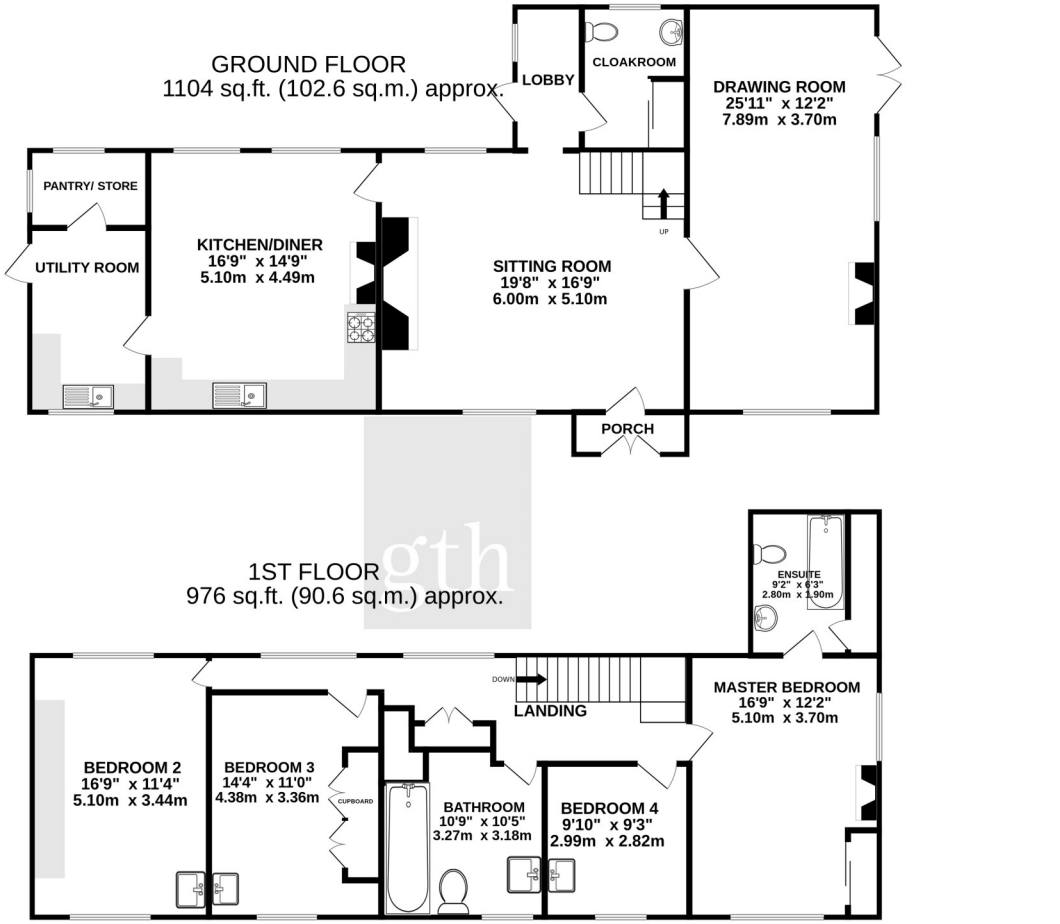
Guide Price £575,000

DESCRIPTION

Enjoying ample character throughout yet remaining unlisted this charming country home has much to offer. Situated at the end of a private lane and accessed via a small bridge the property enjoys relative seclusion and privacy yet only a short distance from the much sought after and historical village of Cerne Abbas as well as the County Town of Dorchester. The property consists of cob elevations set under a thatched roof with single glazed units throughout. On entering the property, a small porch area with double doors leads into the principal reception room. The principal reception room features a large inglenook fireplace, exposed ceiling beams and a charming outlook over the front lawns. Situated off the principal reception room is a rear hallway, with external access to the rear of the property as well ground floor WC comprising wall mounted WC, pedestal sink unit and cupboarding. The adjacent reception room also features an open fireplace providing a focal point to the room as well as double doors opening the side of the property and gardens beyond. The kitchen/ diner is well proportioned and appointed, with a range of wall and floor mounted units and oil fired AGA. There is space for a large dining table and chairs, making this the ideal for entertaining. Adjacent to the kitchen is a most useful utility room fitted with further units, sink and drainer as well as space and plumbing for white goods and door providing external access. Beyond the utility is a further store area with two windows, shelving and worktop space.

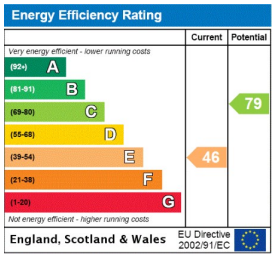
Stairs ascend from the principal reception room to the first floor comprising four double bedrooms, master with en-suite and a family bathroom. All four bedrooms enjoy a pleasant outlook over front gardens and stream and are well proportioned double rooms with ample space for free standing furniture. Bedrooms one to three also enjoy the added benefit of integrated wardrobe space.

POUND HOUSE



TOTAL FLOOR AREA : 2080 sq.ft. (193.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

The master bedroom benefits from a double aspect to the front and side of property respectively, enjoys ample 'dressing space' as well as en-suite comprising a bath, WC and pedestal sink unit. There is also further eves storage space accessible from the en-suite. A large family bathroom services the first floor comprising panelled bath with splash screen and shower over, WC and walled mounted basin.

OUTSIDE

Externally the property has much to offer with grounds extending to just under an acre, made up of three distinct areas and a paved courtyard to the rear. The gardens are mostly laid to lawn interspersed with mature trees and shrubs with a tributary of the River Cerne flowing along the western boundary. Two bridges crossing the river make for attractive features of the garden. A gravel driveway and parking area provides parking for a number of vehicles which could also be extended on should you require. A detached double garage provides external storage space.

SITUATION

Nether Cerne is a small hamlet two miles south of the sought after village of Cerne Abbas and five miles north of the county town Dorchester. Cerne is probably most famous for its Giant carved into the chalk hillside, but also has many places of interest including an ancient church, medieval abbey, Tudor cottages, village shop and three pubs. There is also a primary school and a doctors' surgery. A bus service runs to the towns of Dorchester, Sherborne and Yeovil. The main towns of Dorchester and Sherborne are roughly equidistant where a wide range of facilities for education, entertainment, health and leisure can be found. Communications are excellent with main line railway links to London Waterloo from all the major centres, cross channel services at Poole, an airport at Bournemouth and there is a very effective road network.

SERVICES & OUTGOINGS

Mains Electric, Oil fired central heating, Private Drainage.

Council Tax Band G (£4246.41)

AGENTS NOTE

Please be advised that the agents understand the property to be connected to a septic tank which is assumed non-compliant to current regulations. Any costs to upgrade the system will be at the purchaser/s expense.

DIRECTIONS

To navigate accurately use What3Words:// launched. Blown.dark

ADDITIONAL INFORMATION

Broadband: FTTP—Fibre Cable installed, Ultrafast broadband is available—highest available download speed 1800 Mbps, highest available upload speed 220 Mbps. (Openreach).

Mobile Coverage: Available Outdoors via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.











VIEWING

Strictly by appointment with the agents

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