



Symonds
& Sampson

Morning Star

Cerne Abbas, Dorchester, Dorset

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9 Abbots Meadow, Cerne Abbas
Dorchester, Dorset
DT2 7GW

A modern, generously proportioned home within an exclusive development in the village of Cerne Abbas, offering four double bedrooms, a delightful rear garden, double garage and off-street parking.



- Double garage with further parking
- Low-maintenance, secure level garden
 - Fitted plantation shutters
- Lift from dining room to fourth bedroom
 - Spacious kitchen / dining room
 - Ground-floor shower room
 - Utility room
 - Principal bedroom en-suite
 - No onward chain

Guide Price **£600,000**

Freehold

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THE PROPERTY

Built circa 2007, this attractive village house forms part of an exclusive private development of just ten properties. Conveniently situated within easy reach of the village centre, the property offers spacious and well-proportioned accommodation, together with delightful views over the rear garden towards the surrounding Cerne Abbas Hills.

The welcoming entrance hall features an impressive vaulted ceiling and is complemented by a ground-floor shower room. The superb dual-aspect sitting room extends the full depth of the property, with oak flooring, an inglenook-style fireplace recess with oak beam (designed to accommodate a wood-burning stove if desired), and French doors opening onto the rear garden.

The light-filled dual-aspect kitchen/dining room provides ample space for family dining and is fitted with a comprehensive range of units, a central island and integrated appliances, including a fridge, freezer, dishwasher, double oven with built-in microwave, and electric hob. A separate utility room provides additional storage and appliance space, houses the oil-fired central heating boiler, and benefits from direct access to the garden.

The first floor comprises four generous double bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite bathroom, while Bedroom 2 enjoys access to the Jack-and-Jill family bathroom, which is fitted with both a bath and a separate shower. Both of these rear-facing bedrooms take full advantage of the attractive views over the garden and surrounding countryside. Bedrooms 3 and 4 are positioned at the front of the property, with one benefiting from fitted wardrobes. The landing provides access to a partially boarded loft and two useful storage cupboards, including an airing cupboard.

The property has been thoughtfully adapted to include a fitted lift, providing access from the dining room to the fourth bedroom.





OUTSIDE

A shared right of access (with No. 10) extends over the paved driveway, leading to the detached double garage. The garage is equipped with two electric up-and-over doors, power and lighting. A pedestrian door provides direct access to the rear garden. In front of the garage, there is a generous parking area offering space for multiple vehicles.

The beautifully maintained rear garden enjoys a high degree of privacy and seclusion, whilst being fully enclosed and secure. Predominantly laid to premium artificial lawn for ease of maintenance, the garden features two paved patio areas. The first is situated immediately outside the French doors and utility room door, creating an ideal setting for outdoor dining and entertaining, while the second is located at the far end of the lawn adjacent to the

summer lodge. Additional features include a side pathway between the house and garage, and a selection of attractive ornamental trees. A charming pergola draped with mature wisteria creates a delightful focal point, while a timber summer lodge and discreetly positioned metal garden shed provide useful additional accommodation and storage.

SITUATION

Abbots Meadow is a private cul-de-sac situated on the southern edge of the highly sought-after village of Cerne Abbas, one of Dorset's most historic and picturesque villages. Surrounded by unspoilt countryside and rolling downland, the village enjoys a thriving community and an excellent range of amenities, including a popular village store and sub post office, primary school, doctors' surgery with dispensary, parish church, modern village hall,

children's playground, The Cerne Abbas Brewery and three public houses.

The village lies approximately 8 miles north of the county town of Dorchester, which provides a comprehensive range of shopping, leisure and cultural facilities, together with Dorset County Hospital. The attractive abbey town of Sherborne is situated approximately 12 miles to the north. Both Dorchester and Sherborne provide mainline railway stations with direct services to London Waterloo, while Cerne Abbas itself also benefits from a regular bus service connecting to both towns.

DIRECTIONS

What3words///nutty.hello.tickets



SERVICES

Mains electricity, water and drainage.
Oil-fired central heating.

Broadband - Superfast 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

A lift provides access from the dining room up to the fourth bedroom.
Photos were taken in June 2026.



Abbots Meadow, Cerne Abbas, Dorchester

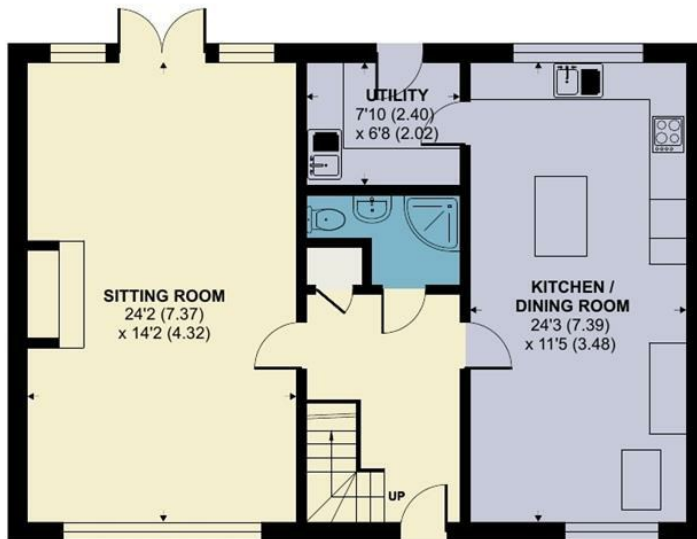
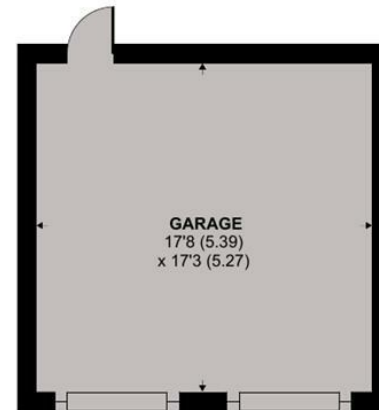
Approximate Area = 1678 sq ft / 155.8 sq m

Garage = 306 sq ft / 28.4 sq m

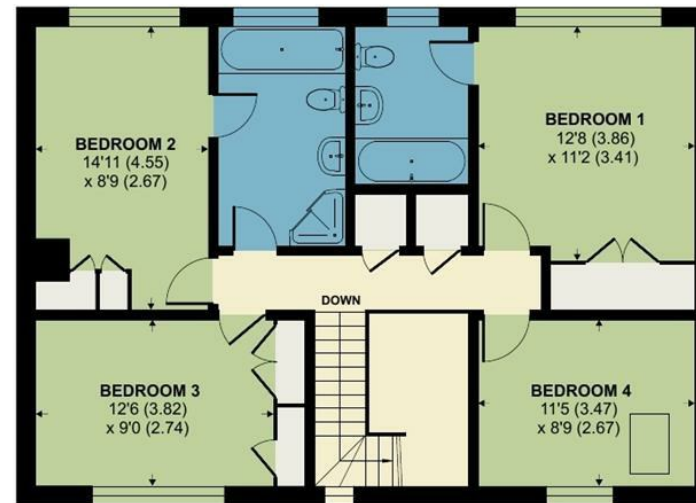
Total = 1984 sq ft / 184.2 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Symonds & Sampson. REF: 1465613



Dorchester/KWI/26.06.2026



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