



Barton Farm
Cerne Abbas, Dorchester
£375,000



Offered with no forward chain, this attractive home is situated within an Area of Outstanding Natural Beauty and lies in a designated conservation area, positioned at the heart of the Barton Farm retirement estate for the over-55s. The property benefits from a range of communal amenities, including an estate manager and gardener for the surrounding grounds. This leasehold property, with approximately 957 years remaining, offers well-proportioned accommodation throughout, comprising three generously sized double bedrooms, including a principal bedroom with en-suite facilities, a modern family bathroom, and a spacious kitchen/diner. The main reception room opens seamlessly into a conservatory, creating a bright and versatile living space, while further benefits include a dedicated study, a ground floor WC and timber double-glazed windows throughout. Externally, the property enjoys a south-facing front garden, a single garage with an electric door, power and lighting, and benefits from an allocated parking space. EPC Rating TBC.

Cerne Abbas is situated in a valley surrounded by typical West Dorset countryside. It is home to the famous Cerne Giant. The village has an extensive range of public footpaths and bridleways and walks to suit every taste. The village is a bustling community with a flourishing school, Post Office, village store, doctor surgery with dispensing pharmacy, a local tourist information point, three historic public houses, tearooms, and a number of other shops to attract visitors. The nearby county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and some of the county's most noted period architecture. Dorchester offers both shopping and social facilities including cinemas, museums, history center, leisure center, weekly market, and many excellent restaurants and public houses. The catchment schools are highly regarded with a school bus taking you from the village to Dorchester, and the Dorset County Hospital and dentist surgeries are close by. There are major train links to London Waterloo and Bristol Temple Meads. Regular bus routes operate to adjoining towns.

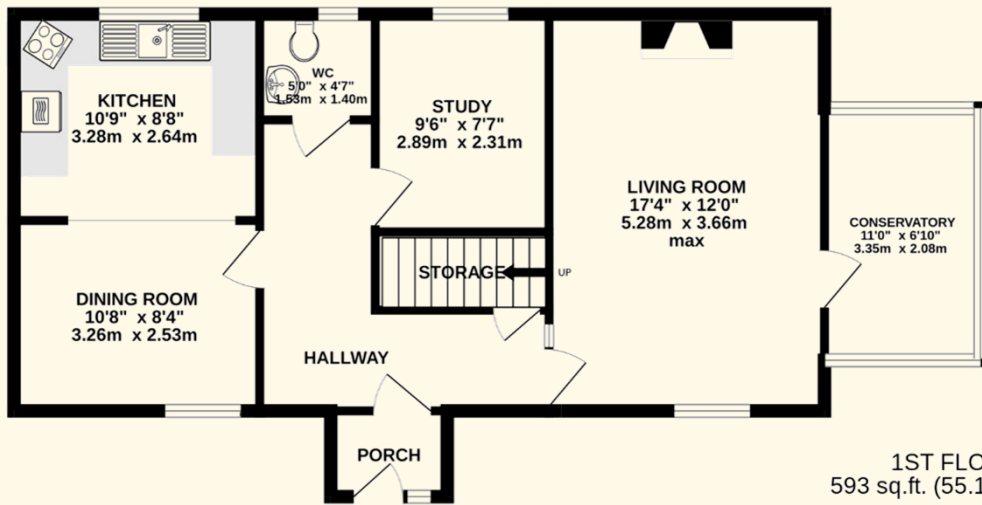


The property is approached via a south-facing front garden, featuring a pathway leading to the home and a lawned section bordered by mature shrubs and plants. Entrance is gained via a part-glazed front door, which opens into a porch with tiled flooring and wooden panelling. From here, a further part-glazed door leads into the entrance hall, where character and charm set the tone. An original exposed beam enhances the space, which provides access to most of the primary rooms, while a storage cupboard is located beneath the stairs rising to the first floor.

The charm continues into the characterful and spacious dual-aspect living room, featuring an attractive wooden beam and an electric fireplace that creates a cosy focal point, whilst electric storage heaters provide warmth. A glazed wooden door opens into a conservatory, offering a tranquil spot. The kitchen/diner is fitted with a range of wall and base-level units with work surfaces over and features a selection of integrated appliances, including a Bosch fridge/freezer, electric oven, and four-ring induction hob with an extractor hood above. There is also ample space for a dishwasher and washing machine. A stainless-steel sink with a double drainer is inset, and the room is finished with tiled flooring and a matching splashback. The tiled flooring flows seamlessly through an opening into the dining room, where there is ample space for dining furniture, along with a door leading back to the hallway. The ground floor is completed by a useful study room and separate WC.

A staircase, newly fitted with a Stannah stairlift, leads to the first-floor landing and provides access to all three double bedrooms and the family bathroom. The principal bedroom is decorated in neutral tones with fitted carpet and benefits from its own en-suite facilities. The en-suite is well equipped, featuring a large corner Mira electric shower, a heated towel rail, and fitted wardrobes/storage. Bedroom two is generously sized and benefits from built-in wardrobes, while bedroom three is also a spacious double room with additional storage. The family bathroom serves the remaining bedrooms and comprises a panel-enclosed bath with an overhead shower and a heated towel rail.

GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



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 have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Services:

Mains electricity and water are connected.
Electric Storage Heating.

Agents Notes:

There is a 999-year lease from 24 March 1984.
There is an annual service charge of £8,192.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

The council tax band is F.

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#>

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

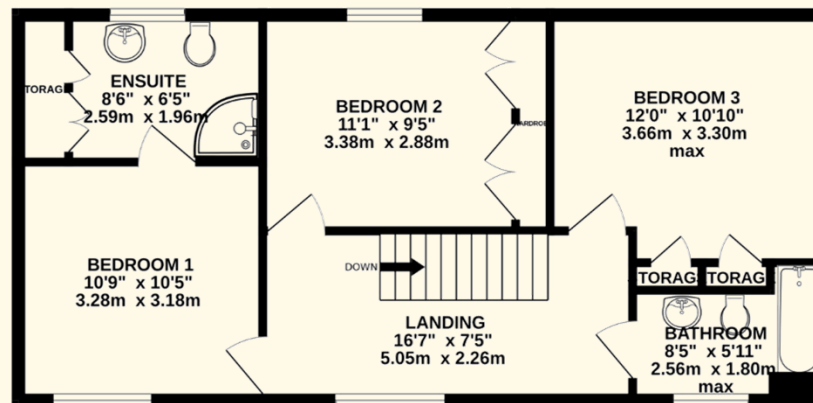
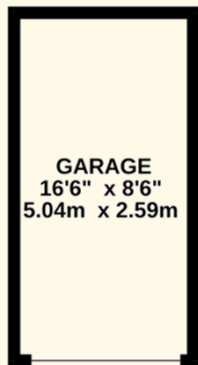
<https://checker.ofcom.org.uk>

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>

1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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