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Mallards,
Cerne Abbas

DOMVS
PROFESSIONALS IN PROPERTY

WELCOME

This is truly a must-see; an immaculate new-build, founded on age-old traditional design, but exactingly thought out for modern life, and set in the heart of this stunning village. What more could you possibly want?

Mallards enjoys a perfect, tranquil position in Cerne Abbas - one of Dorset's loveliest villages - with river frontage, peace and privacy, tucked away up a no-through road.

This three-storey, four-bed house even comes with a 10-year guarantee for total peace of mind, though its charming brick-and-flint facade belies such modernity.

The ground floor is all about airy, open-plan living. No detail has been overlooked. The generous sitting room benefits from exquisite bi-folding doors that open onto a gorgeous sun deck, perfect for al-fresco living. For the winter, there is a wood-burner with old oak mantle.







The adjoining open-plan kitchen/dining area is ideal for communal family living, with its own glazed doors also opening out to the garden. There is ample room for a dining table in addition to the kitchen island, with in-built induction hob and overhead extractor with external ducts. Other equipment includes a generous larder fridge, separate freezer, dishwasher and combination oven/microwave plus fan oven/grill.

The two rooms flow into each other to maximise space, but, if preferred, they could be made separate, as both have their own entrances off the main hall.

There is a useful utility room, with in-built storage, hidden away in the corner as well as a downstairs WC, but the living space is, as it should be in a family house, paramount.

The whole of the ground floor is flooded with natural light from the floor-to-ceiling windows, boosted still further by discreet spotlights. The neutral decor is immaculate; this is a house to move into and enjoy immediately.





Stairs lead up to two bright and handsome double bedrooms as well as a handy single room. All share a light and airy family bathroom, decked out with spotlights, and with an oversized soaking tub with an integral shower with glass screen.

The master bedroom suite dominates the whole of the second floor; a quintessential parental haven. This is a huge area with far-reaching, triple-aspect views across fields, treetops and the medieval village church. Built-in storage and a corner airing cupboard ensure clutter-free ease, and the en-suite bathroom is the latest word in luxury, with its free-standing, designer bathtub and walk-in shower. A Velux window affords delightful views from the tub as well as absolute privacy.







Uniquely situated, it is rare to see a new-build house located in the heart of this much-desired village that is so central and, yet, so private. The paved sun terrace that opens off the living areas is a particular highlight, edged by running water and surrounded by lawn, with a wooden fence running around the perimeter gifting even more privacy. This is 'in-out living' at its best, with the bi-folding doors effectively enlarging the footprint of the interior. As well as off-street parking behind double gates to the side of the property, there is a modern alarm system in place for extra peace of mind.



MALLARDS
Mill Lane
Cerne Abbas
Dorset
DT2 7LB

LOCAL AUTHORITY
West Dorset District Council
Tax band F

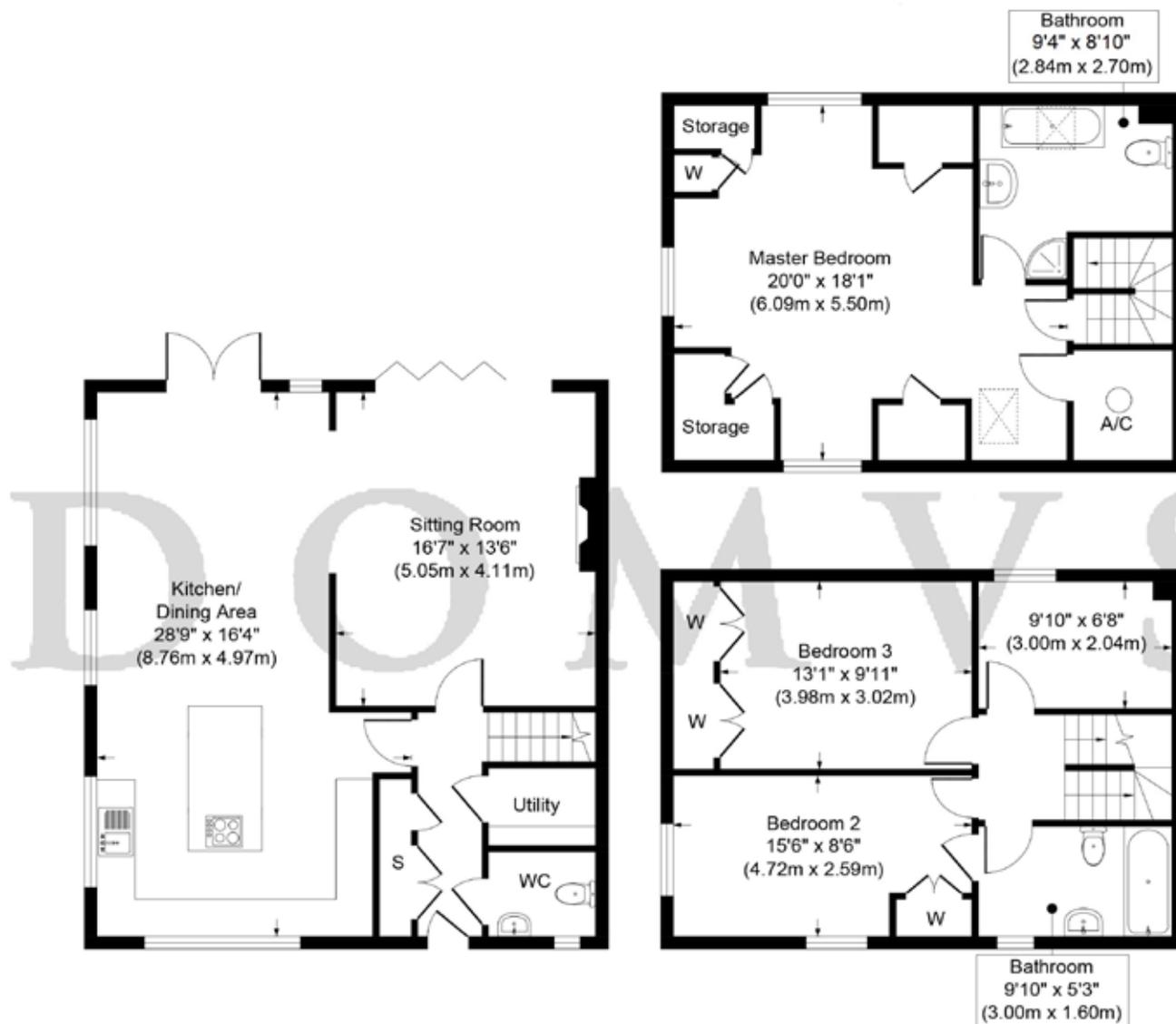
SERVICES
Mains electricity and drainage

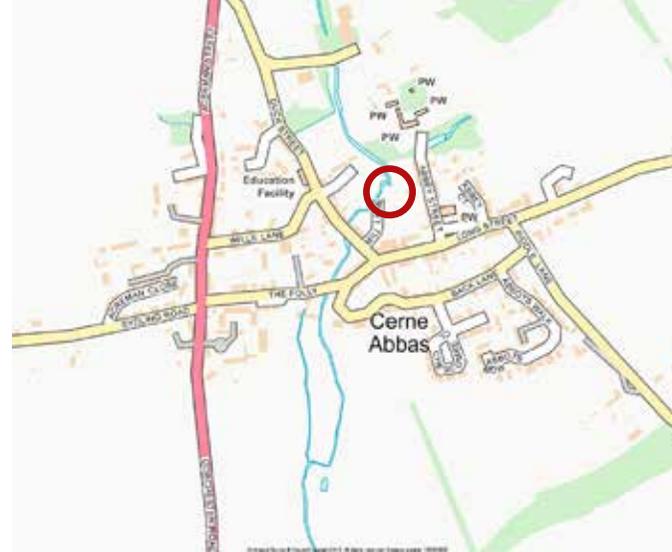
Ground Floor approx. floor area 743 sq. ft.
(69.02 sq. m.)

First Floor approx. floor area 484 sq. ft.
(44.99 sq. m.)

Second Floor approx. floor area 484 sq. ft.
(44.99 sq. m.)

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To the Cerne Abbas Giant - 7 mins
To store, pubs & CofE First School - 3 mins
To Cerne Abbas Surgery - 5 mins



To Dorchester - 15 mins
To the M5 - 56 mins
To the M27 - 1 hour 15 mins



From Dorchester to:
Bristol Temple Meads - 2 hrs 9 mins
London Waterloo - 2 hrs 35 mins



By car to:
Weymouth Beach - 30 mins
Poole Ferry Terminal - 48 mins

LOCATION

Nestled in the heart of Cerne Abbas - one of England's loveliest villages, famous for the Cerne Abbas Giant carved into a hillside - this house is surrounded by natural beauty, with enchanting walks from the door and views of the green Dorset hills. Better still, the views are guaranteed; this Conservation Area village sits in an Area of Outstanding Natural Beauty.

Cerne Abbas is, however, very much a working village, with a vibrant community feel. Three pubs, a village store, surgery, well-regarded

first school, church, and tearoom are all within easy walking distance. Moreover, Cerne Abbas is magnificently situated in the centre of the county. From golf at Dorchester or Sherborne, to swimming and sailing off the Jurassic coast, the best that Dorset has to offer is all but on your doorstep.

HOW TO GET HERE

Leaving Dorchester on the B3147 Yeovil road, bear right just before the BP garage. Go over the bridge and continue along this road for some miles. Note the right-hand turning to Piddletrenthide, but ignore, then take the next left down Piddle Lane, signposted Cerne Abbas. Turn left at the T-junction into Long Street, then turn right into Duck Street. Mill Lane is almost immediately on your right-hand side, and the property is at the end on the left. Please note Mill Lane is a no-through road with restricted turning space. For viewing purposes, we suggest parking on Duck Street.

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British Property Awards 2018 Gold Winner



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