



CERNE PARK FARM
CERNE ABBAS, WEST DORSET

JACKSON-STOPS 

**CERNE PARK FARM
CERNE ABBAS
DORCHESTER, DORSET, DT2 7JT**

TUCKED AWAY ON THE EDGE OF THE MOST SOUGHT AFTER AND CHARMING VILLAGE OF CERNE ABBAS AND SITTING ELEGANTLY IN ITS OWN BEAUTIFUL VALLEY, CERNE PARK FARM IS A MOST IMPRESSIVE FAMILY HOME, EXTENSIVELY RENOVATED WITH FAR REACHING VIEWS SURROUNDED BY ITS OWN DELIGHTFUL GROUNDS. (APPROX 31.42 ACRES)



DISTANCES

DORCHESTER (MAINLINE STATION
TO LONDON WATERLOO) 8.2 MILES
SHERBORNE 12.3 MILES
THE JURASSIC COAST 15 MILES

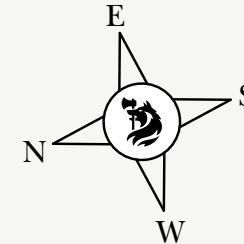
KEY FEATURES

- Contemporary country house
- Beautifully renovated and redesigned
- 5127 sq ft of spacious and light accommodation
- Exceptional countryside views
- Private position on the outskirts of a quintessential Dorset village
- 31.42 acres within a beautiful unspoilt valley
- Formal gardens, lawns and terraces
- Vegetable garden and greenhouse
- Tennis court
- Large barn measuring 4139 sq ft with permission to convert to C1 use (further details available)
- Stables
- Income potential

Sydling Road, Cerne Abbas, Dorchester

Approximate Area = 5127 sq ft / 476.3 sq m
Including Limited Use Area(s) = 362 sq ft / 33.6 sq m
Barn = 4139 sq ft / 384.5 sq m
Total = 9628 sq ft / 894.4 sq m

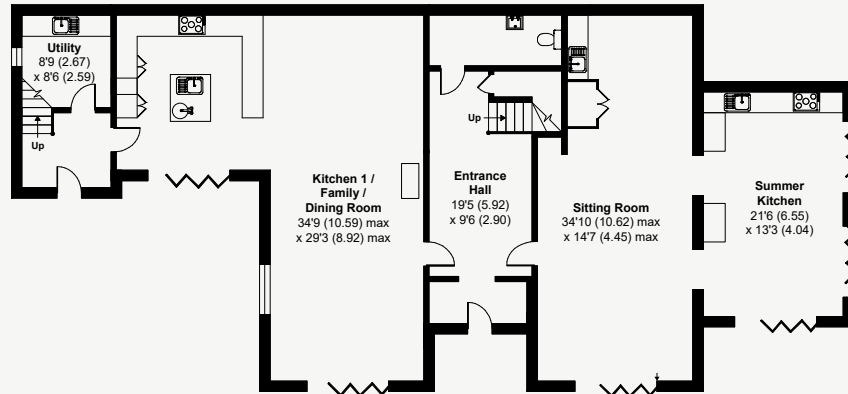
For identification only - Not to scale



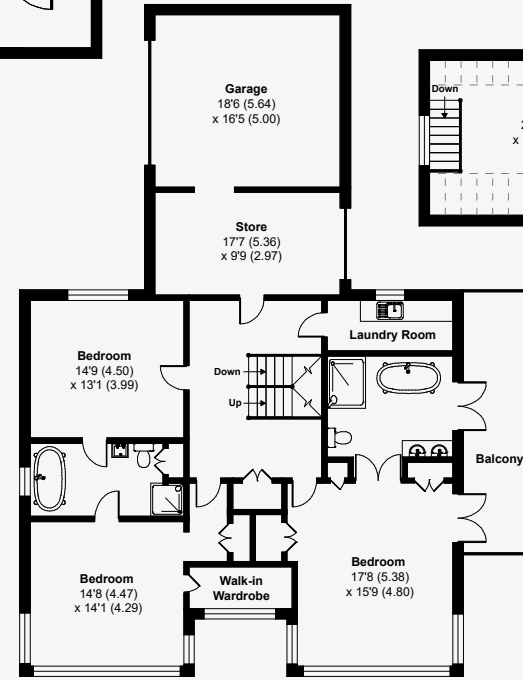
Denotes restricted
head height



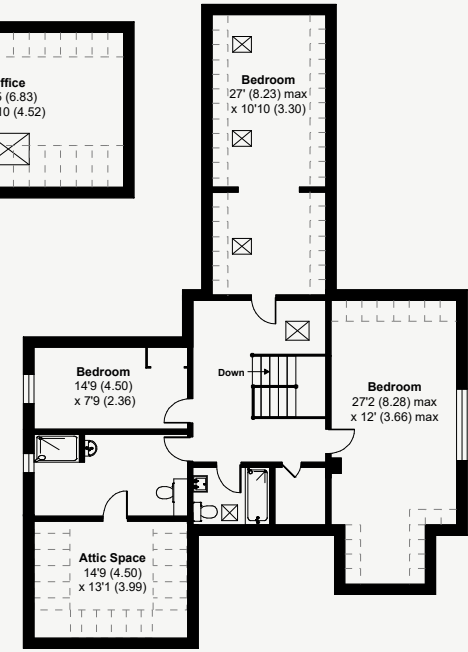
BARN



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026.
Produced for Jackson-Stops. REF: 1451973



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THE PROPERTY

Nestled in its own beautiful valley, first glimpses of Cerne Park Farm are most impressive, commanding an enviable position on the edge of one of West Dorset's most sought after and historical villages. This magnificent property has been in the ownership of the same family since it was built in 1982. It has recently undergone a fastidious programme of works with a huge amount of flair and attention to detail. The accommodation extending to over 5000 square feet is both stylish and incredibly versatile, ideal for most modern family requirements and for entertaining on a grand scale. Guests have been known to remark that it is akin to staying in a five star hotel, but few hotels can claim such an incredible valley position and a short walk to the village of Cerne Abbas with its award winning village shop and superb amenities. The entire property is immaculately presented throughout with a huge amount of space and light and cleverly arranged over three floors. There is plenty of space for both teenagers and guests to find their own space and many places in the garden to sit and enjoy this incredible setting.

The family kitchen is worth a special mention and it is almost impossible not to smile when first entering this wonderful bright and spacious room which forms a perfect hub to the house. Incorporated in the kitchen are cleverly designed bespoke wall and floor units, a large island with built in sinks and a generous breakfast bar. At the far end is a comfortable sitting /TV area with floor to ceiling folding glass doors allowing the natural light to pour in and with many places to sit for a morning cup of coffee, hopefully thinking how privileged you are to own one of the most beautiful slices of West Dorset. High quality finishes are evident throughout, including limestone flooring across the whole ground floor, oak internal doors, and even an integral Sonos sound system. The ground floor flows perfectly from one room to another with generous reception areas filled with natural light from the tall windows and folding doors opening out to delightful sunny terraces, ideal for an evening cocktail whilst watching the many resident Fallow and Roe deer trotting by; this valley being an idyllic sanctuary for wildlife.

The sitting room features a smart bespoke built in bar and there is also a very cleverly designed second kitchen at the far end of the house ensuring entertaining runs as smoothly as possible when the house is full of family/guests.

The principal bedrooms are situated on the first floor with an impressive master bedroom suite and beautifully appointed en-suite bathroom and shower room, both the bedroom and the bathroom offering direct access to a roof terrace, complete with a 10 person swim spa, all enjoying the truly spectacular countryside views.

Two additional bedrooms share a jack and jill bathroom, the second also benefitting from a private balcony and open views. A staff door provides access to the garage, storage areas, garden and separate utility room.

The top floor comprises three further bedrooms along with a bathroom and shower room. This level offers excellent flexibility as accommodation for older children, guests or potentially a self contained nanny flat or home office.





OUTSIDE & THE BARN

The property is approached down a long private drive creating a sense of seclusion from the lane. There is ample gravelled parking in addition to a large garage and further parking on a lower level with convenient access to the house. The formal lawns are beautifully maintained and terraces thoughtfully positioned to take in the outstanding outlook and maximise privacy. A well established vegetable garden includes raised beds, a greenhouse and its own water supply, further adding to the self sufficiency is a fox-proofed chicken run. The tennis court which has recently been resurfaced and repainted has been discreetly placed and there is also a swim spa, again cleverly positioned, a perfect place to relax with just the sound of birdsong. The built in stabling for a minimum of three horses lends this property beautifully to equine use with easy access to marvellous riding. The adjoining 31.42 acres that Cerne Park Farm is set in is a defining feature of the property and part of a beautiful valley that all the local residents are proud of. (Please see the site plan)

The large barn measures 4139 sq ft and benefits from change of use to a Class C1 planning use which includes uses such as a B & B, guest house, holiday let or a hotel.

All in all it is a truly spectacular property in an idyllic yet most convenient location.

LOCATION

The close by conservation village of Cerne Abbas lies within the unspoilt Dorset Downs within an Area of Outstanding Natural Beauty. The village itself has a vibrant community feel and an excellent range of facilities including a village shop and Post Office, three public houses, a first school, and doctors' and dispensing surgery. It also has the fine parish Church of St Mary, medieval abbey ruins and its famous Cerne Abbas Giant carved into the chalk hillside. There is a regular bus service to both Sherborne and Dorchester.

The village of Cerne Abbas lies just east of the A352, and is just under 8 miles north of the county town of Dorchester with its excellent range of facilities. Of particular note is the Conran-designed development at Brewery Square with its cinema, bars, restaurants and leading shops. There is a Waitrose and Tesco in Dorchester for everyday shopping, as well as the Dorset County Hospital.

Up the valley in the other direction is the busy abbey town of Sherborne. Both towns have mainline railway stations with a fast regular service to London Waterloo.

SPORTING & RECREATION

There is an excellent range of sporting and leisure pursuits in the area including golf at Dorchester Came Down, Yeovil, and Sherborne. Racing at Wincanton,



Salisbury, Exeter, Bath, and Taunton. Walking and riding in the surrounding countryside with its numerous footpaths and bridleways. There are theatres in Poole, Salisbury and Bath. The Dorset coastline has been recognised as a World Heritage site with spectacular coastal paths. Weymouth, home of the Olympic Sailing in 2012, is only a short distance away, with its marinas and pretty harbour.

EDUCATION

This area is well served with schooling. There is a primary school in the village with secondary schooling at The Thomas Hardy school in Dorchester and the Gryphon School Sherborne. Preparatory schools include Hanford School and Knighton House near Blandford Forum, Dumpton in Wimborne, Sherborne, Sandroyd, and Sunninghill School in Dorchester. Public Schools include the Sherborne Schools, Canford, Milton Abbey, Bryanston and St Antony's Leweston.

PROPERTY INFORMATION

SERVICES:

Mains electricity. Oil fired central heating. Solar Photovoltaic panels. Underfloor heating throughout the ground floor. The property benefits from a natural water supply from a borehole on adjacent land with the necessary legal rights in place. Private drainage.

BROADBAND:

The property currently has the benefit of a fibre broadband connection (at up to approx 70MB) but there is the opportunity for nearby local connection to newly installed upto 900MB.

LOCAL AUTHORITIES:

Dorset Council Tel 01305 251000

COUNCIL TAX:

Band G

TENURE:

Freehold with full vacant possession upon completion, including all agricultural and sporting rights.

VIEWINGS:

Strictly by appointment with Jackson-Stops

DIRECTIONS:

Navigation via what3words: [///salsa.disengage.mush](https://www.what3words.com/salsa.disengage.mush)

Cerne Abbas lies just off the A352, between Dorchester and Sherborne. Turn onto Sydling Road and you will see the property on the right hand side.





Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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