



Green Lane
Crossways



This substantial family home is ideally situated within the sought after village of Crossways. In addition to its favourable size and location, the property offers great versatility, boasting light and airy accommodation that is well presented throughout, enjoying a generous garden to the front and benefiting from gravelled gated parking. EPC rating C.

Green Lane is situated within the popular village of Crossways, located on the outskirts of Dorchester. Crossways offers a good village school that is in the catchment area for Dorchesters Thomas Hardy Upper School. Nearby Dorchester is steeped in history and enjoys some of the countys most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities including a cinema, leisure centre, Borough Gardens and a choice of many excellent public houses and restaurants. Both Crossways and Dorchester boast train links to London Waterloo and Bristol Temple Meads and regular bus routes to adjoining towns.



- The property boasts a wealth of living accommodation comprising a spacious dual aspect sitting room that receives plentiful natural light and features an open fireplace set within an attractive wooden surround. A generous dining room provides additional living accommodation and offers access to a wonderful conservatory, a fabulous addition to the property that enjoys a lovely outlook onto the garden.

- The kitchen is well appointed, offering a comprehensive range of wall and base level units that provide ample storage options with work surfaces above. There are a number of integral appliances including an eye level double oven, a gas hob, a fridge/freezer and a Neff dishwasher. The property benefits from a separate utility room that houses additional units and space for appliances.

- Also situated on the ground floor is a cloakroom and a room that offers great versatility, currently utilised as a bedroom with a built in wardrobe, a shower cubicle, a wash hand basin and a set of french doors that lead to the conservatory.

- Stairs from the hallway lead to the first floor where there are four further well appointed bedrooms, one currently fitted with a range a wardrobes and being utilised as a dressing room. The fourth bedroom is a wonderful space that is accessed via the study and is currently utilised as a fabulous snug/television room.

- Also situated on the first floor is the family bathroom, tastefully fitted with a suite comprising a low level wc, a wash hand basin and a panel enclosed bath.

Externally there is an enclosed garden to the front of the property that is laid predominately to lawn with an area of patio abutting the property ideal for alfresco dining. There is a gated gravelled area that provides off road parking and a delightful brick built storage house.

Room Dimensions:

Sitting Room	6.65m x 3.94m (21'10" x 12'11")
Kitchen	3.71m x 3.02m (12'02" x 9'11")
Dining Room	5.26m x 3.58m (17'03" x 11'09")
Conservatory	5.16m max x 4.01m max (16'11" max x 13'02" max)
Bedroom	5.11m x 2.64m (16'09" x 8'08")
Study	3.15m x 1.83m (10'04" x 6'0")
Bedroom	3.66m x 3.28m (12'0" x 10'09")
Bedroom	3.84m x 2.64m (12'07" x 8'08")
Bedroom/Dressing Room	3.23m x 1.85m (10'07" x 6'01")
Bedroom/Snug/TV Room	5.23m x 2.90m (17'02" x 9'06")

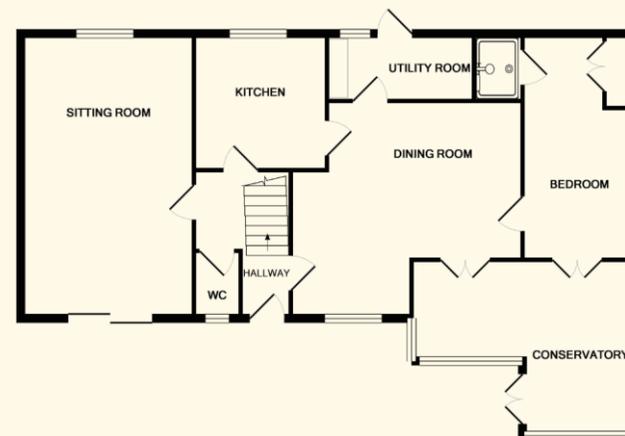
Services:

Mains electricity, water and drainage are connected. Gas fired central heating. Broadband and Satellite are available also

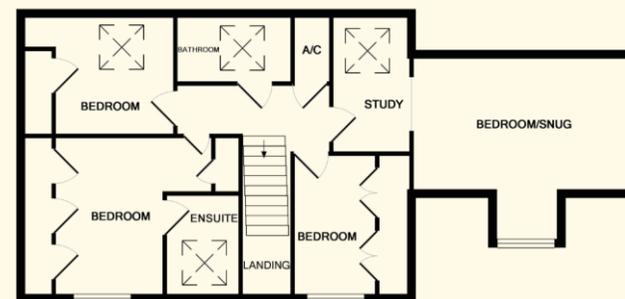
Local Authorities:

West Dorset District Council, South Walks House, South Walks Road, Dorchester, Dorset DT1 1UZ Tel: 01305 251010.

We are advised that the council tax band is E



GROUND FLOOR
APPROX. FLOOR
AREA 1071 SQ.FT.
(99.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 806 SQ.FT.
(74.9 SQ.M.)
TOTAL APPROX. FLOOR AREA 1877 SQ.FT. (174.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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