



Arabia Walk
Crossways
£359,950

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This well-presented three-bedroom detached home enjoys a desirable position backing onto open countryside, offering peaceful views and a sense of privacy. The property features a spacious sitting/dining room, a fitted kitchen, and a convenient downstairs WC. Upstairs, there are three bedrooms, with the principal bedroom benefiting from en-suite facilities, along with a family bathroom. Outside, the property offers a low-maintenance rear garden backing onto open fields, off-road parking for two vehicles, and a single garage. EPC rating C.

The property is situated within the popular expanding village of Crossways, located on the outskirts of Dorchester. Crossways offers a good village school that is in the catchment area for Dorchester's Thomas Hardy Upper School. Located about 6 miles east of Dorchester, is a vibrant Dorset village with around 2,267 residents. The village offers essential amenities such as local shops, library, community and youth centres, a doctor's surgery, and the Warmwell Leisure Centre, all within a walk or short drive. A rail link via Moreton station makes travel easy to Dorchester and beyond. Moreton, a smaller village perched beside the River Frome exudes rural charm and is known for tranquil walking and cycling routes, including the Purbeck Cycle Way, Jubilee Trail, Hardy Way, and the Frome Valley Trail. Attractions include the beautiful engraved windows at St Nicholas' Church, the grave of T.E. Lawrence and the Moreton Walled Gardens, a serene 5-acre landscaped space with flowers, café, and gift shop. The village hosts equestrian and cycling events, plus long-distance trails and horse-riding.



On approaching this lovely property, two parking spaces and a pathway leading to the part-glazed front door are bordered by a variety of mature shrubs. On entering, a welcoming hallway sets the tone for this bright and airy home and provides access to all principal rooms, along with stairs to the first floor, understairs storage, and the ground floor W/C. The kitchen is fitted with a range of wall and base units, providing ample storage and workspace. Integrated appliances include a Hotpoint electric double oven, a four-ring gas hob with extractor fan over and a stainless-steel sink with mixer tap. There is also space for additional white goods, along with convenient access to the boiler. The spacious sitting/dining room features an attractive decorative corner fireplace with mantel and surround. Tastefully decorated in neutral tones and finished with wood-effect flooring, the space feels bright and inviting and benefits from further storage solutions via the good-sized cupboard. French doors flood the room with natural light and open directly onto the rear garden, perfectly framing the attractive rural outlook. Stairs rise to the first floor, where a spacious landing provides access to all three bedrooms and the family bathroom. The principal bedroom benefits from its own en-suite shower room and features built-in storage cupboards, decorated in natural tones and finished with carpet. Bedrooms two and three are both well-proportioned, with one benefiting from built-in storage, and both enjoying pleasant outlooks. The family bathroom comprises a wash hand basin, WC, and a panel-enclosed bath with shower attachment, and is finished with tiled walls and wood-effect flooring. An airing cupboard housing the water tank completes the first floor.

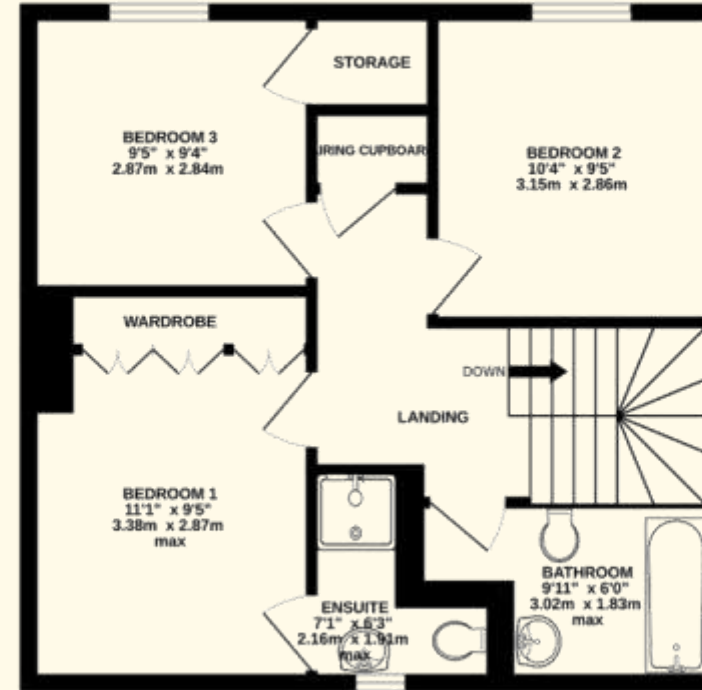
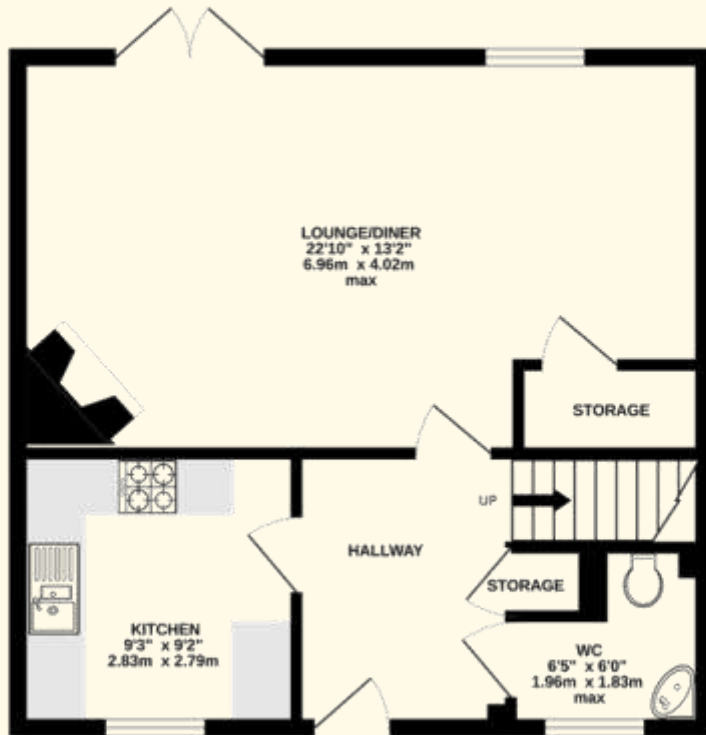
Externally, the garden has been designed for ease of maintenance, being mainly laid to lawn and featuring a variety of mature shrubs and plants. There is a patio area adjoining the property, providing an ideal space for outdoor furniture, and the garden is enclosed by fencing and backs directly onto open fields, offering attractive views and a good degree of privacy. A gate provides access to a path leading to the front of the property.

GROUND FLOOR
497 sq.ft. (46.1 sq.m.) approx.

TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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1ST FLOOR
505 sq.ft. (46.9 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.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

Local Authorities:

Dorset Council
County Hall, Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council Tax Band **D**.

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>

Services:

Mains electricity, water and drainage are connected.

Gas fired central heating.

Agents Notes:

Crossways is subject to ongoing housing allocations/development.

Broadband:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit

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