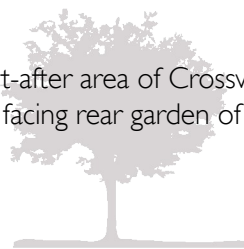




## Binghams Road, Crossways

Offered with no onward chain is this detached bungalow, located in the sought-after area of Crossways. Accommodation comprises two reception rooms, a kitchen, three bedrooms, family bathroom and a separate WC. Outside, there is a southerly facing rear garden of a good, manageable size, along with a driveway and garage. EPC rating of C.



Price guide £325,000

### Situation

The property is situated within the popular and 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. Nearby, Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst picturesque rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. The stunning surrounding countryside, and majestic Jurassic Coast, just a short drive away, make it a perfect balance of town and rural living.

### Accommodation

#### Entrance

An entrance door opens inwards on to the property's hallway, where access is granted to the majority of accommodation, including the WC.

#### Reception Rooms

The bungalow offers two separate reception rooms. The first is set up as a sitting room, featuring a fireplace with gas fire, surround and mantle and dual aspect, including a front-facing bay window. An opening leads to the second reception room, currently used as a dining room, which houses the airing cupboard and provides access to both the hallway and the kitchen.

#### Kitchen

The kitchen is fitted with a range of wall and base level units with worksurfaces over and tiled splash back. Integral appliances include a Blomberg fridge-freezer, Zanussi double oven and Zanussi electric hob. A single door provides direct access on to the rear garden.

#### Bedrooms

There are three bedrooms at the property—two of which are doubles, while the third would make an ideal study or dressing area, if preferred. Bedroom two is further appointed with a selection of fitted storage.

#### Bathroom

The bathroom is furnished with a corner enclosed bath, corner shower cubicle, low-level WC and wash hand basin. There are two storage cupboards, one of which houses the electrics. The room is complete with lino flooring.





## Outside

The property boasts a well-maintained, fully enclosed south-facing garden which is mainly laid to lawn. Throughout, there are a variety of mature shrubs and colourful flower beds. A patio area provides the perfect spot for outdoor dining or relaxation and there is a handy outside water tap along with a garden shed for further storage. A side gate offers convenient access, while the front of the property benefits from a driveway and garage, equipped with power, lighting, and water supply.

## Agents Notes

There is an original garage roof which the vendor understands contains asbestos.

## Broadband and Mobile Service

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>

## 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#>

## Services

Mains electricity, gas, water and drainage are connected. Gas fired central heating.

## Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

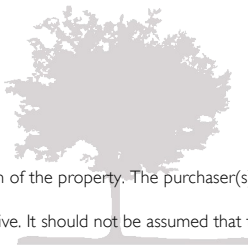
The council tax band is D.



Important notice. Parkers notify that:

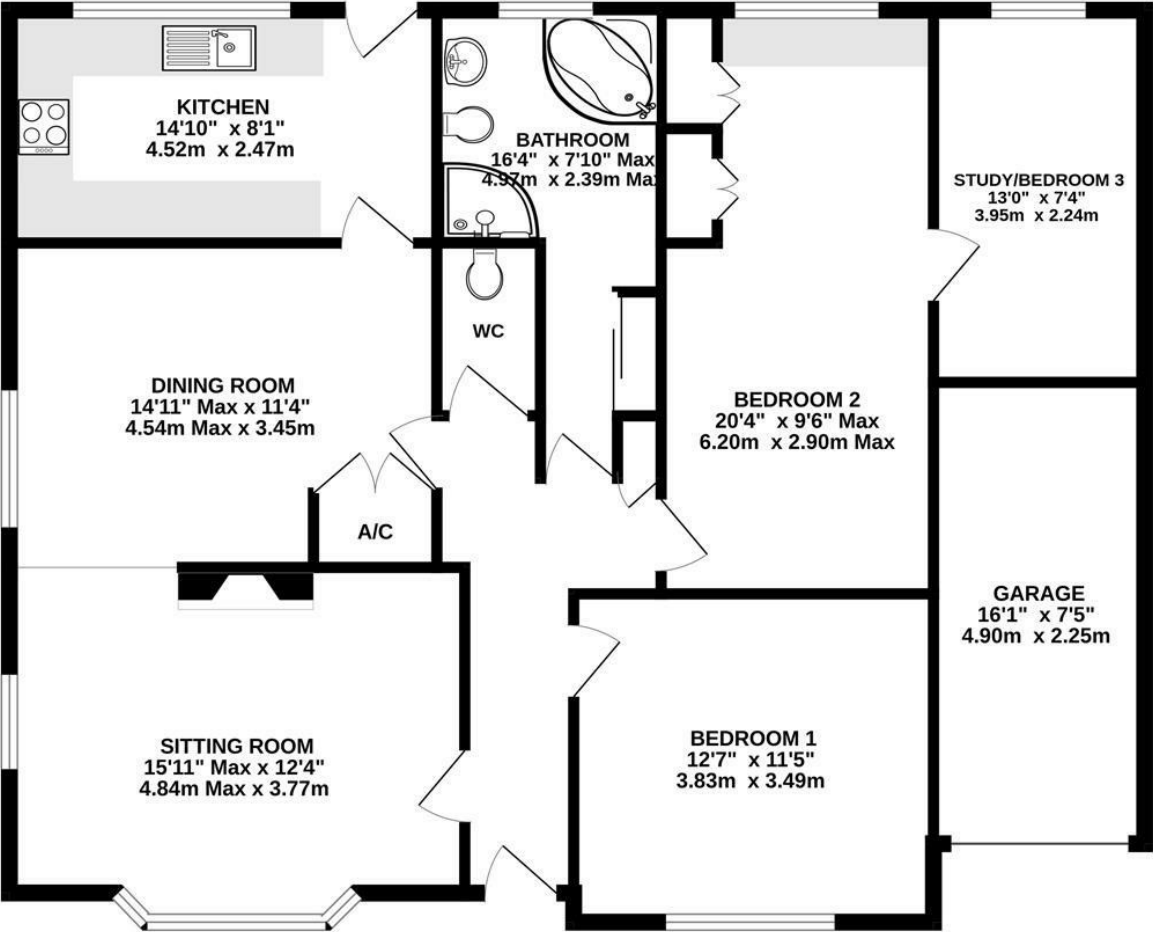
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.





GROUND FLOOR  
1220 sq.ft. (113.3 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.3 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 not 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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