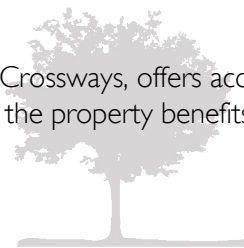




School Drive, Dorchester

This semi-detached family home, situated within a quiet area, in the village of Crossways, offers accommodation comprising a spacious sitting room and a downstairs cloakroom. A kitchen/dining room, conservatory, two bedrooms and bathroom. In addition, the property benefits from two allocated parking spaces and an enclosed, rear south facing garden. EPC rating C.

Asking price £260,000



Situation

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 a post office, local shop, library, community and youth centres, a doctors 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.

Nearby Dorchester is steeped in history and enjoys some of the county's 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.

Accommodation

Ground floor

Entrance

Entrance to this lovely home is via a part-glazed wood effect front door into the property hallway, offering access to all ground floor rooms. Stairs rise to the first floor.

Sitting Room

The sitting room has a dual aspect with front aspect window and rear aspect French doors opening through to the conservatory. The wood effect flooring continues from the hallway and there is a central electric fireplace with surround and mantle providing a central focal point in the room.

W/C

There is a convenient ground floor W/C with fitted toilet and sink.

Kitchen/Dining room

The kitchen is fitted with a comprehensive range of modern base and wall units with worksurface over. Integrated appliances include a four ring gas hob and electrical oven. The room offers ample space for a washing machine and fridge freezer and there is a storage cupboard situated under the stairs. A further door offers access to the conservatory.

Conservatory

Stretching across the rear of the property is a bright and versatile conservatory offering further living accommodation. There is tiled flooring with sliding doors leading out to the garden.

First Floor

Landing

Stairs from the ground floor rise to the first floor landing offering access to all the rooms, and a storage cupboard.

Bedrooms

There are two good sized bedrooms, both offering a front aspect. Bedroom one boasts a built-in wardrobe.

Bathroom

There is a modern bathroom fitted with a white suite comprising panel enclosed bath with shower over, W/C and wash hand basin. The walls are part tiled and there is a wood effect floor.

Garden

A wonderful fully enclosed, low-maintenance garden featuring a paved and gravel finish with raised planters, complimented by a patio area abutting the rear of the garden, perfect for outdoor seating.



Services

Mains electricity, water and drainage are connected.
Gas fired central heating. Newly installed boiler May 2025.

Agents Notes

The seller advises they contribute towards the maintenance of a shared private parking area on an 'as and when required' basis.
Crossways is subject to ongoing housing allocations/development - planning applications are available online via the Dorset planning website

Mobile and 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>

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#>

Local Authorities

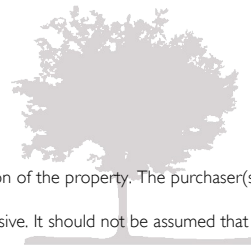
Local Authorities:
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Council tax band C.

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>



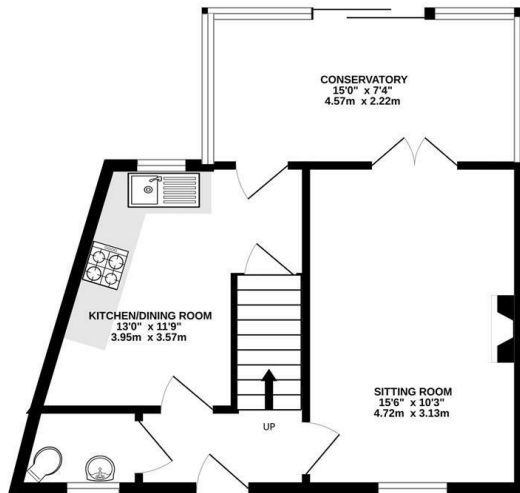
Important notice. Parkers notify that:

- 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.

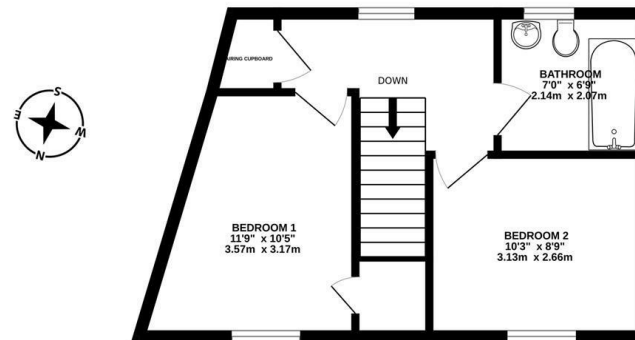
- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



GROUND FLOOR
447 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 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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