



Frome Valley Road, Crossways, Dorchester, Dorset

A modern 4 bedroom detached house with a stylish fitted kitchen and a recently converted garage to form an additional studio room/home office with en-suite.

Guide Price
£440,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**46 Frome Valley Road,
Crossways, Dorchester,
Dorset, DT2 8WP**

- 4 Bedrooms
- Garden office/studio
- Kitchen/breakfast room with island
 - En-suite
- South facing garden
- Village with amenities

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

This modern detached house has been updated by the present owner with a stylish new kitchen/breakfast room and bifold doors opening out onto the garden. With artificial lawn it is ideal for children's play or someone who wants easy maintenance.

The property is well presented and light with comfortable living space to suit a family or someone who may need extra space for visiting family and friends. The accommodation in brief comprises; entrance hall with downstairs cloakroom, good size sitting/dining room, a versatile room with chimney breast, wood burning stove with surround and hearth, ceiling downlights, TV point and laminate flooring. French doors open to the garden. The kitchen/breakfast room has an island with breakfast bar, ample fitted cupboards and works surfaces with matching upstand and tasteful wall tiles. Integral dishwasher and space for an American style fridge/freezer and washing machine. Tiled floor and LED ceiling downlights complete this stylish and elegant space.

Upstairs on the landing is an airing cupboard and doors leading to four good sized bedrooms. Bedroom 1 has its own

en-suite shower room with a modern white suite and heated towel rail. There is an additional family bathroom with a similar contemporary white suite to include a shower bath with screen, WC with concealed cistern and vanity basin.

Further to the main house the garage has been thoughtfully converted to form an office/studio room with en-suite shower room. This would make a brilliant space to work from home or may offer further scope for an annexe (subject to any required permissions).

The property benefits from gas fired central heating and UPVC double glazing.

Outside

The rear garden is south facing with a large patio abutting the house, there are attractive sleepers and a level artificial lawn. A side gate gives access. At the back of the house, accessed by a small service road, is a converted double garage, now accommodation with part of the garage remaining for storage.

Situation

Crossways village is about six miles to the east of the county town of Dorchester. Local facilities include a parish church, a primary school, a library and a doctor's surgery. There is a local Co-Op and store/post office as well as a bus service.

Dorchester has an excellent range of facilities including the County Hospital and two railway stations to London Waterloo and Bristol Temple Meads. The closest station to Crossways being Moreton, is approximately one mile.

Within the area is Warmwell Leisure Centre which offers a variety of leisure facilities as well as providing a heated swimming pool and dry ski slope.

South Dorset is renowned for its variety of sporting and leisure pursuits including walking, riding and golf at The Dorset Golf and Country Club and Came Down golf clubs.

Along the Heritage Coastline, sailing and water sport facilities can be found in Weymouth and Portland.

Services

Mains gas, electricity, water and drainage are connected.

Gas fired central heating (not tested).

Broadband - Ultrafast speed available

Mobile - Network coverage is reported to be good for both indoors and out on selected providers (Information from <https://www.ofcom.org.uk>)

Local Authority

Dorset Council

Tel: 01305 251010 or www.dorsetcouncil.gov.uk

Council Tax Band: E

EPC: C

Directions

Take the A352 from Dorchester towards Broadmayne. On the second roundabout, take the first exit signposted West Stafford and Crossways. Follow this road until you reach the T junction. Turning left head under the bridge and follow the road over the railway and several dips in the road. You will then come into the village of Crossway take the first left onto Frome Valley Road and drive to the bottom and its the last house on the right. what3words.com/unpainted.heats.recover

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	
England & Wales	EU Directive 2002/91/EC

Dorchester/SPX/16.04.24/REV

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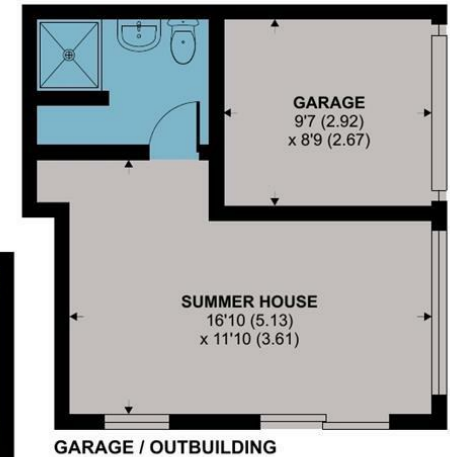
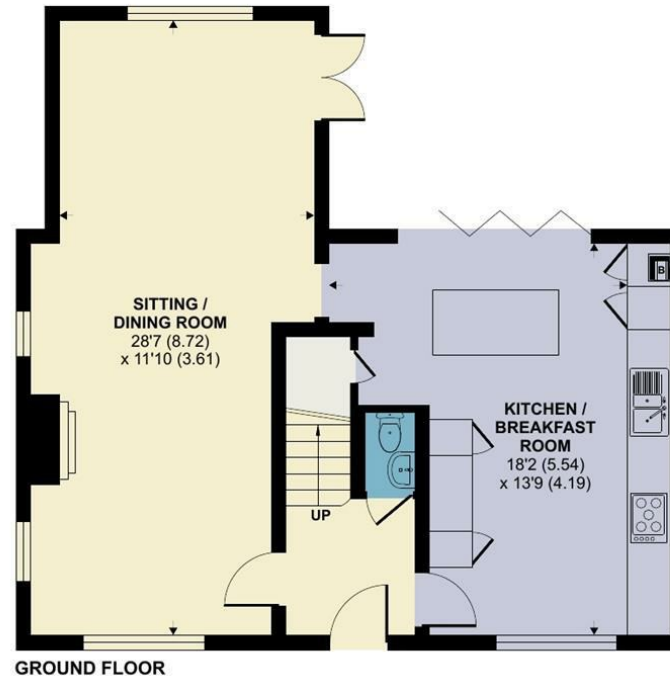
Approximate Area = 1331 sq ft / 123.6 sq m

Garage = 84 sq ft / 7.8 sq m

Outbuilding = 225 sq ft / 20.9 sq m

Total = 1640 sq ft / 152.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1074800



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