



11 Old Farm Way, Crossways, Dorchester, Dorset

A two bedroom semi detached bungalow that is well presented, close to a village shop and offered for sale with no forward chain.

Guide Price
£315,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**11 Old Farm Way,
Crossways, Dorchester,
Dorset, DT2 8TU**

- Semi detached bungalow
 - Two bedrooms
 - Conservatory
- Front and rear garden
- Garage and driveway
- No forward chain

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

As you step into the entrance porch, you are then greeted by a spacious sitting/dining room. A set of sliding doors provide access to the conservatory and garden, allowing for seamless indoor-outdoor living and filling the space with natural light.

The kitchen is well-appointed with a range of floor and wall-mounted units, providing ample storage and workspace. There is also room for all your essential white goods.

Both bedrooms are a good size and benefit from fitted wardrobes. A shower room completes the accommodation.

Outside

The front garden is laid to lawn with flower borders and mature shrubs, a path leads to the front door.

The rear garden is fully enclosed, partially laid to gravel with mature mixed shrub borders and a patio seating area, perfect for pots and alfresco dining.

The garage is attached to the bungalow with an up and over door and has power, light and a window to the side. There is a driveway for parking, in front of the garage, for 1-2 cars dependant on size of the vehicle.

Situation

Crossways village is about six miles to the east of the county town of Dorchester. Local facilities include a parish church, a first school, a library and a doctor's surgery. There is a local store with an off licence and shop/post office as well as a regular 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, approximately one mile away.

Within the area is Warmwell Leisure Centre which offers a variety of leisure facilities as well as providing a heated swimming pool. South Dorset is renowned for its variety of sporting and leisure pursuits including walking, riding and

golf at The Dorset Golf and Bowls resort and Came Down golf clubs. Along the Heritage Coastline, sailing and water sport facilities can be found in Poole, Weymouth and Portland.

Services

Mains gas, water, electricity and drainage.
gas fired central heating.

Broadband - Ultrafast speed available

Mobile - It is reported that you are likely to get mobile coverage both indoors and outdoors
(<https://www.ofcom.org.uk>)

Local Authority

Dorset Council
01305 251010 and www.dorsetcouncil.gov.uk

Council Tax Band: C
EPC: D



Crossways, Dorchester

Approximate Area = 847 sq ft / 78.6 sq m

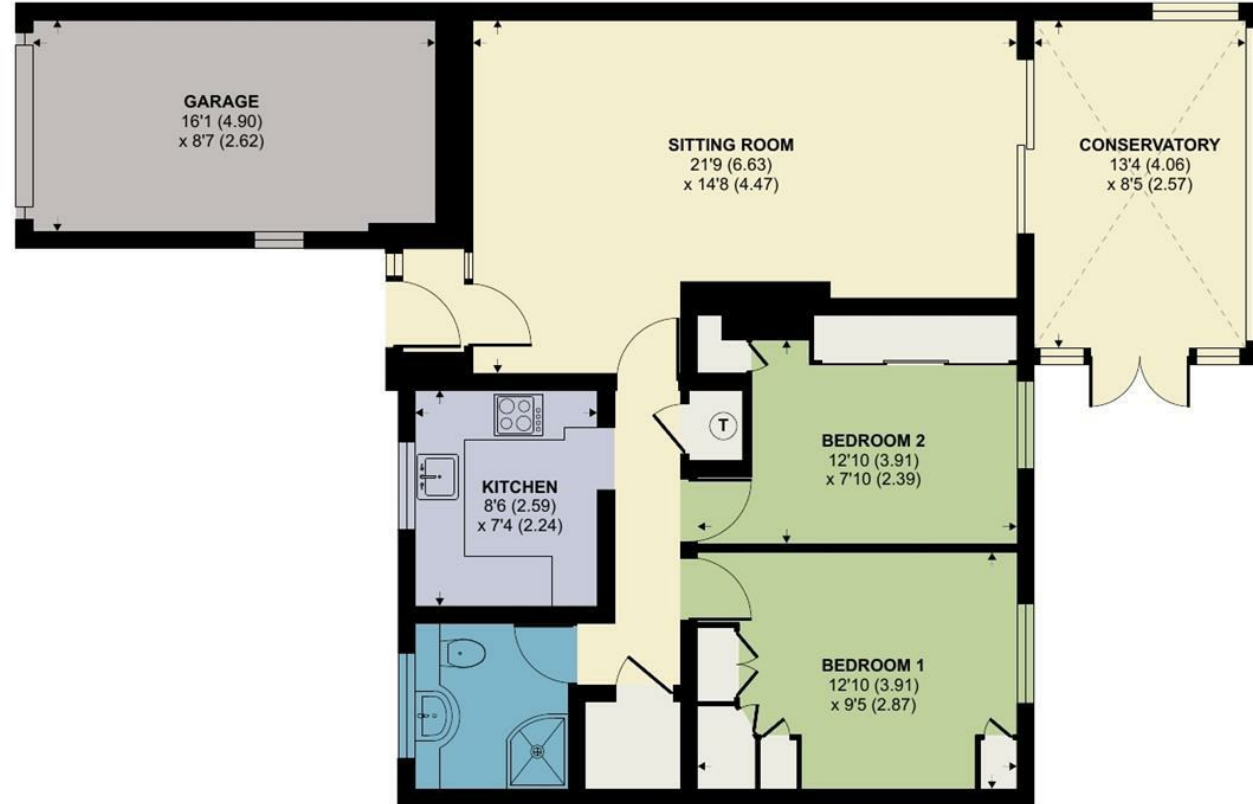
Garage = 137 sq ft / 12.7 sq m

Total = 984 sq ft / 91.3 sq m

For identification only - Not to scale

Directions

From Dorchester, take the A352 towards Broadmayne and Wareham. After leaving Dorchester, take the first exit (left) at the roundabout, signed to West Stafford/Crossways. Continue along this road until reaching the T junction and turn left under the railway bridge. Proceed along the road until reaching Crossways. Continue past Dick O' The Banks to end of the road and at the junction turn left on to the Warmwell Road and the first left into Mount Skippett Way. Take the first right into Old Farm Way, the property is a short distance along on the right. what3words///tangent.nobody.butterfly



GROUND FLOOR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
England & Wales	EU Directive 2002/91/EC

Dorchester/ATR/11.07.2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1146959



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