



Warmwell Road  
Crossways





A three to four bedroom detached bungalow is set within a substantial plot, approximately a third of an acre. Further accommodation to the home includes sitting room, kitchen, diner, cloakroom, conservatory and shower room. The fully-enclosed large rear garden is beautifully presented and boasts a plethora of mature plants and shrubs. The good-size front garden offers a driveway and off-road parking for multiple cars. There is a single garage and car-port. EPC rating D.

The property is situated within the village of Crossways, located on the outskirts of Dorchester. Crossways offers a convenience store and village first school and is in the catchment area for Dorchester's Thomas Hardy Upper School. There is plentiful nearby countryside, stunning landscapes and natural beauty. The neighbouring village of Moreton is famous for its beautiful church, St Nicholas, and offers Frampton Arms Pub, Moreton Tea Rooms and The Walled Garden.

The County town of 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 shopping and social facilities including a cinema, museums, history centre, 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.





The jewel in this property's crown is the pretty and sizeable rear garden. Access is gained via both the conservatory and a side gate from the front of the property. Mostly laid to lawn the garden is well stocked with a variety of mature shrubs and trees. A patio area, with a central feature planted area, abuts the rear of the property offering the perfect space for outdoor furniture. A pergola, embraced with well-established climbers, offers a further seating area. To the rear of the garden is a vegetable patch, greenhouse and metal shed.

To the front of the garden is a sweeping driveway offering plentiful off-road parking, car-port and single garage. There is a lawned area with small box border which continues to the side of the property where side access to the rear garden is located.

There is plentiful and versatile accommodation offered at this lovely home. Entrance to the property is via a small porch through to the hallway offering storage and access to a rear porch. There is a well-appointed kitchen fitted with a range of wall and base units with worksurface over. There is a 1 ½ bowl stainless steel sink and drainer with mixer tap over, double oven, and four ring electric hob with extractor fan over. An opening leads through to a front aspect study / bedroom.

There is a good size reception room with rear aspect window overlooking the garden. An opening leads to a dining space and double door open the rear aspect conservatory taking in the lovely views of the garden.

There are three bedrooms, a family shower room and a separate cloakroom.



**Room Dimensions:**

Sitting Room	5.41m x 3.56m (17'09" x 11'08")
Kitchen	3.40m x 2.36m (11'02" x 7'09")
Dining Room	3.71m x 2.57m (12'02" x 8'05")
Conservatory	4.47m x 4.09m (14'08" x 13'05")
Bedroom One	4.50m x 2.67m (14'09" x 8'09")
Bedroom Two	2.97m x 2.97m (9'09" x 9'09")
Bedroom Three	2.97m x 1.96m (9'09" x 6'05")
Study/Bedroom Four	4.45m x 2.97m (14'07" x 9'09")
Shower Room	2.34m x 1.73m (7'08" x 5'08")

**Agents Note:**

There is an electricity sub-station next to the property and the electricity board has access to this from the property's driveway for maintenance.

**Services:**

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

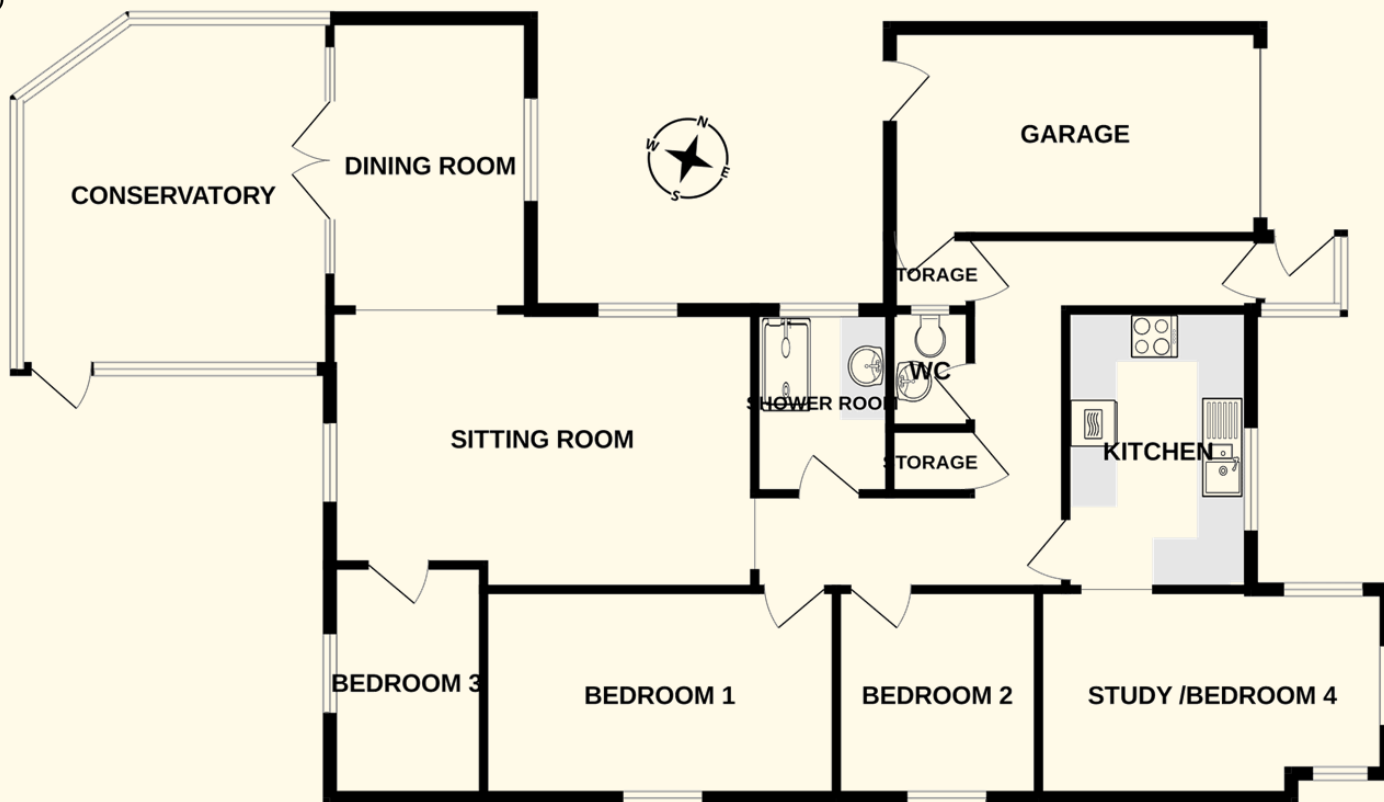
**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970.

We are advised that the council tax band is E.

**GROUND FLOOR**  
1311 sq.ft. (121.8 sq.m.) approx.



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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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