



Dick O' Th' Banks Road  
Crossways, Dorchester



Set in a plot of approximately 0.5 acre is this impressive detached property which enjoys versatile, light and spacious accommodation. The extensive accommodation comprises a five-bedroom family home, including a one-bedroom, self-contained annexe with kitchen, shower room and utility room. The main residence offers ground floor accommodation to include a kitchen, sitting room, snug, utility room, shower room and pool room. There is a further shared sitting room and dining room with the annexe. Located on the first floor are four bedrooms and a family bathroom. Externally, the plot offers two outbuildings to the front of the property where there is gated off road parking for several vehicles. To the rear of the property is a large, fully enclosed and private rear garden. EPC rating D.

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. 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 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 main residence offers extensive accommodation including a ground floor shower room, family bathroom and fully furnished, modern kitchen with oak worktops and wood-effect flooring throughout. There is also a central island and breakfast bar with integral appliances including a dishwasher, double electric oven, five-ring gas hob and 1 ½ sink and drainer with mixer tap. A separate utility room provides space for additional appliances.

The snug is a fabulous space offering versatility to the home. There is a central fireplace and French doors lead to a rear aspect sitting room which benefits from a vaulted ceiling and offers bi-fold doors providing direct access to the garden.

There are four bedrooms in the main property, all double in size and all benefitting from either a front or rear aspect, allowing natural light to enter the room.

The annexe offers a kitchen with a range of wall and base units and integrated fridge/freezer, electric hob and oven. A utility room creates space for appliances and offers a private entrance.

There are two shared reception rooms in the annexe, currently utilised as a dining room and sitting room.

There is one double bedroom in the annexe with a rear aspect looking onto the garden.

Externally, there is a sizeable rear garden, enjoying a private and southerly aspect, mainly laid to lawn. There is also a heated swimming pool with built in lights and outside electric points for a hot tub if desired. The property further provides a large, gated drive for ample off-road parking, a workshop and further outbuilding.

**Flood Risk:**

Surface water – low risk.

Rivers and the sea – low risk.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

**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 for the main house is E and A for the Annexe.

**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.

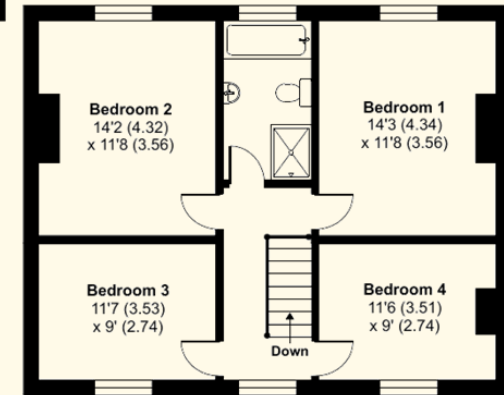
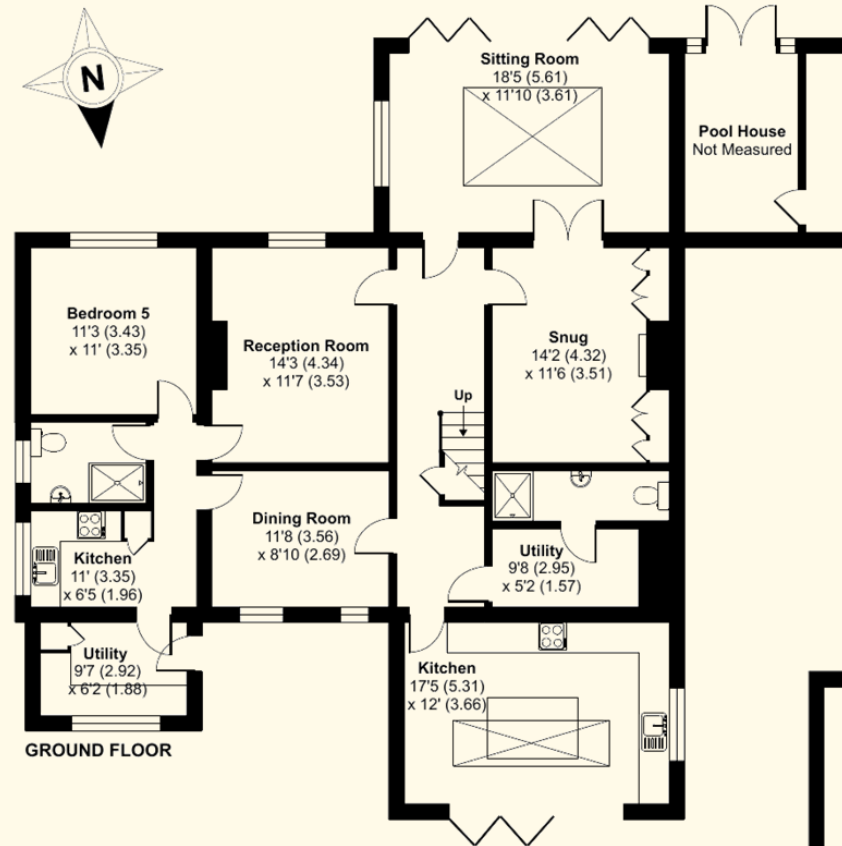
**Dick O'Th Banks Road, Crossways, Dorchester, DT2**

Approximate Area = 2246 sq ft / 208.6 sq m (excludes pool house)

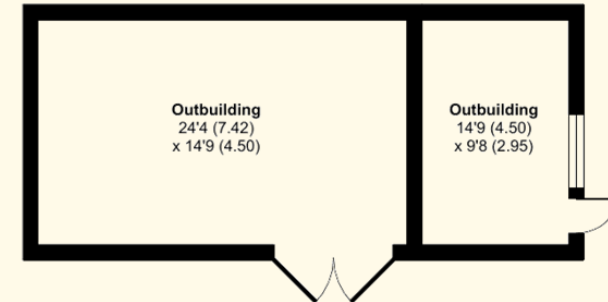
Outbuilding = 519 sq ft / 48.2 sq m

Total = 2765 sq ft / 256.8 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Parkers Estate Agents. REF: 993053