



Green Lane
Crossways

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



A favourably positioned and beautifully presented detached bungalow, located in the highly sought-after, and growing, area of Crossways. The property offers well-presented and spacious accommodation, including a reception room, conservatory, kitchen, three bedrooms (one currently used as a dressing room), and a modern bathroom. Externally, the home boasts an attractive, fully enclosed rear garden. To the front of the property, there is a good-sized garden laid with paving, along with a practical and attractive wood store, a single garage, and space for parking. 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. Located about 6 miles east of Dorchester, is a vibrant Dorset village with around 2,267 residents. The village offers essential amenities such as local shops, 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.



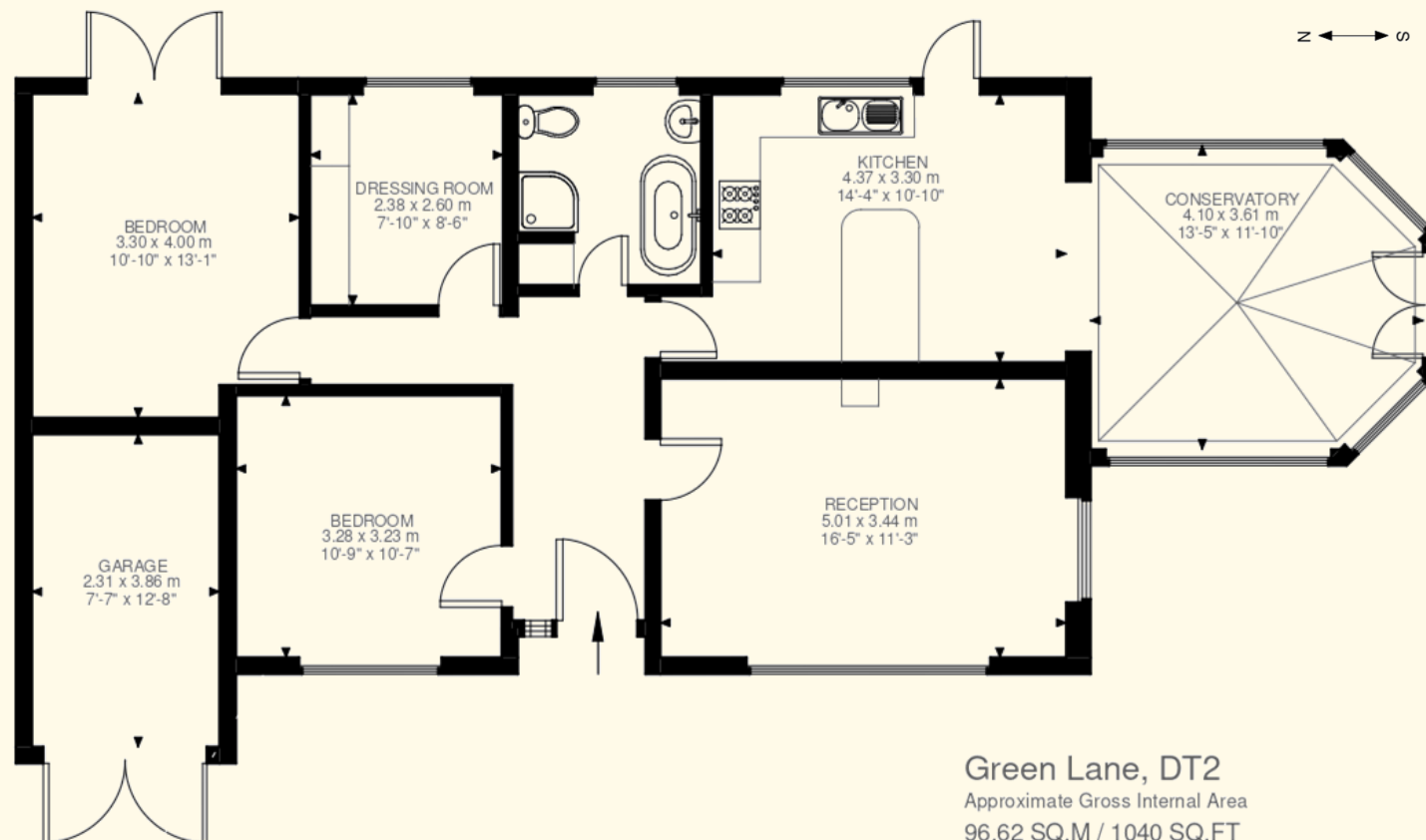
This charming detached bungalow welcomes you through a beautifully crafted, part-glazed wooden door into a spacious hallway with wooden flooring. The generous reception room is flooded with natural light from front-facing windows and features a cosy log burner set on a tiled hearth, finished with wood flooring and warm décor.

The stylish kitchen boasts solid wooden worktops with a matching upstand and a comprehensive range of units offering plenty of storage. The room is complemented by a matching island for additional workspace and casual dining and offers integrated appliances including washing machine, dishwasher, oven and four-ring hob. There is an integrated drainer beside a Belfast sink and a stable door provides access to the rear garden.

There are three well-proportioned bedrooms. The principal bedroom features French doors to the garden and space for furnishings; Bedroom Two enjoys a bright front-facing aspect, while Bedroom Three is fitted with excellent storage. The family bathroom is furnished with a bath, W/C, basin, and shower with tiles and splash back, The modern bathroom is finished to a modern standard with vertical shiplap wall panelling and tiled flooring.

Completing the living space is a beautifully light conservatory with direct garden access and finished with attractive wooden flooring.

There is a beautifully presented, rear garden comprised of paving, shingle and astro-turf for low-maintenance living. There's ample space for garden furniture and a charming pergola, making it ideal for outdoor relaxation. A surrounding wooden fence offers a good degree of privacy.



Green Lane, DT2

Approximate Gross Internal Area

96.62 SQ.M / 1040 SQ.FT

(EXCLUDING GARAGE)

GARAGE 9.97 SQ.M / 107 SQ.FT

INCLUSIVE TOTAL AREA 106.59 SQ.M / 1147 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Services:

Mains electricity and water are connected.
Gas central heating

Agents Note:

Crossways is subject to ongoing housing allocations/development.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

The council tax band is D.

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#>

Broadband and Mobile Service:

At the time of the listing, standard and super-fast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit
<https://checker.ofcom.org.uk>

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.