



Brewer Walk
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Offered with no forward chain is this beautifully presented four-bedroom detached family home, in the centre of the popular residential area of Crossways. This spacious home offers versatile accommodation including a modern and stylish kitchen, generous reception room, a further reception room/study, ground floor cloakroom facilities, family bathroom and en-suite facilities servicing the principal bedroom. Externally, there is a generous and fully enclosed rear garden and a double garage. 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 doctor's 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.



Entrance to this lovely, stone built, property is via a part-glazed door into the hallway with stairs to the first floor and a convenient ground floor cloakroom. There is wood-effect tile flooring, with under floor heating, that continues through to the kitchen, cloakroom and dining area of the spacious reception room.

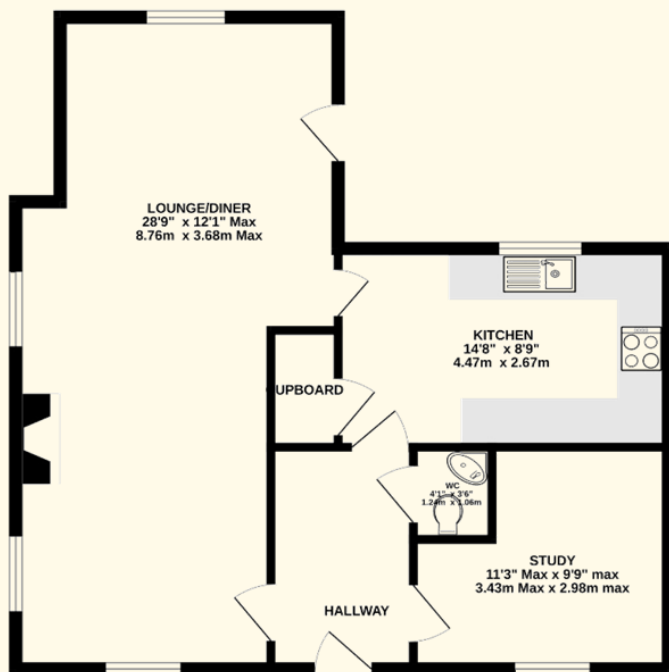
The tastefully renovated kitchen is a true feature of the home offering a contemporary and stylish look. The room is fitted with a comprehensive range of shaker-style units with oak work surfaces, and a brick-effect tiled splash-back. Integral appliances include an electric oven, electric hob with extractor hood over, an eye-level microwave, dishwasher, washing machine, and fridge and freezer.

The generous size reception room has been thoughtfully designed to create both a dining space and sitting room space. The dining area is flooded with natural light via a rear aspect window and large French doors opening onto the rear garden. The sitting room is carpeted and equally light and bright, via dual aspect windows. There is a feature brick chimney stack with electric stove fire.

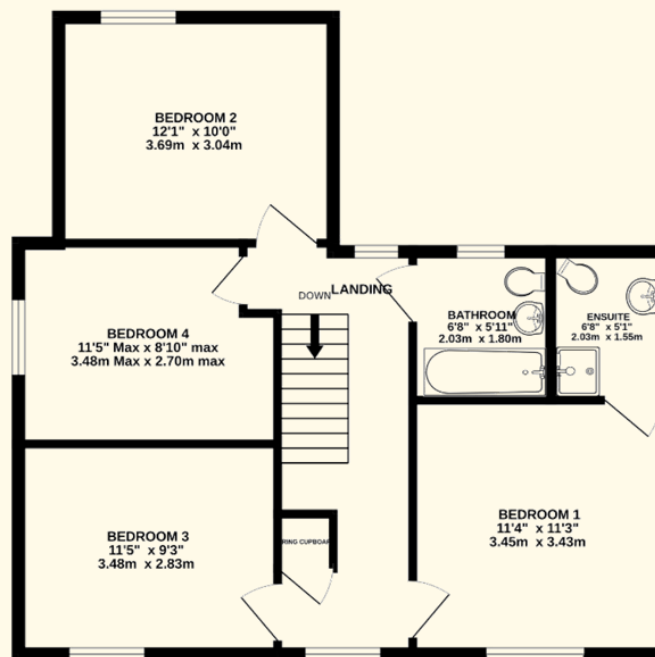
Stairs lead to the first floor, where there are four double bedrooms. The principal room benefits from an ensuite, comprising a shower, W/C, and hand wash basin. The remaining bedrooms are served by the family bathroom, comprising a panelled bath with shower over, W/C, and hand wash basin.

The enclosed garden is laid predominantly to lawn, with a large patio area abutting the property. The home also boasts a double garage, with up-and-over, light and power. There are two parking spaces to the front of the garage.

GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.7 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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Services:

Mains electricity and water are connected.
Gas central heating

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is E

Agents Note:

Crossways is subject to ongoing housing allocations/development.

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, superfast and ultra-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>