

Symonds & Sampson

11B Warmwell Road

Crossways, Dorchester

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Crossways
Dorchester
Dorset DT2 8BS

A bright and spacious first-floor apartment offering flexible accommodation, a private garden and ample off-road parking in a sought-after village.

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- Spacious first-floor apartment
- Two generous dual-aspect reception rooms
- Offering flexibility as bedrooms or living space.
- Tastefully presented throughout
- Private driveway parking
- Good size garden

Guide Price £170,000
Leasehold

Dorchester Sales
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THE PROPERTY

Situated on the first floor and accessed via an external staircase to the rear of the Co-op on Warmwell Road, this spacious apartment occupies a convenient position within this popular village.

Offering well-proportioned and versatile accommodation throughout, the apartment is both bright and well presented. The dual-aspect kitchen is fitted with a modern range of wall and base units, providing ample storage and workspace, together with space and plumbing for a range of white goods.

A welcoming entrance hall, which also offers ample space for dining, provides access to the bathroom and two generously sized dual-aspect reception rooms. Both rooms enjoy an abundance of natural light and offer excellent flexibility, allowing them to be arranged as either bedrooms or reception rooms to suit individual requirements. The property has been tastefully decorated throughout and further benefits from gas-fired central heating and double glazing, creating a comfortable and low-maintenance home.

OUTSIDE

The property enjoys the rare advantage of a garden and private driveway, accessed via double gates, providing ample off-road parking for several vehicles. The generous rear garden is predominantly laid to lawn and is bordered by mature trees, offering an attractive outdoor space with a good degree of privacy.

SITUATION

Crossways village is about six miles to the east of the county town of Dorchester. Local facilities include a parish church, a primary 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. South Dorset is renowned for its variety of sporting and leisure pursuits including walking, riding and golf at The Dorset Golf and Country Club and Came Down golf clubs. Along the Heritage Coastline, sailing and water sport facilities can be found in Weymouth and Portland.

SERVICES

Mains gas, electricity, water and drainage.
Gas central heating system

Local Authority
Dorset Council 01305 251010
Council Tax Band B

DIRECTIONS

What3words///lawns.leap.betrayal

MATERIAL INFORMATION

Lease Details
125 years from 11th August 2016 with 115 years remaining
Ground rent £200 annual

We are advised by the vendor that the garden and parking area forms part of the lease agreement associated with the flat.

We are further advised the vendor that maintenance is paid as and when required.





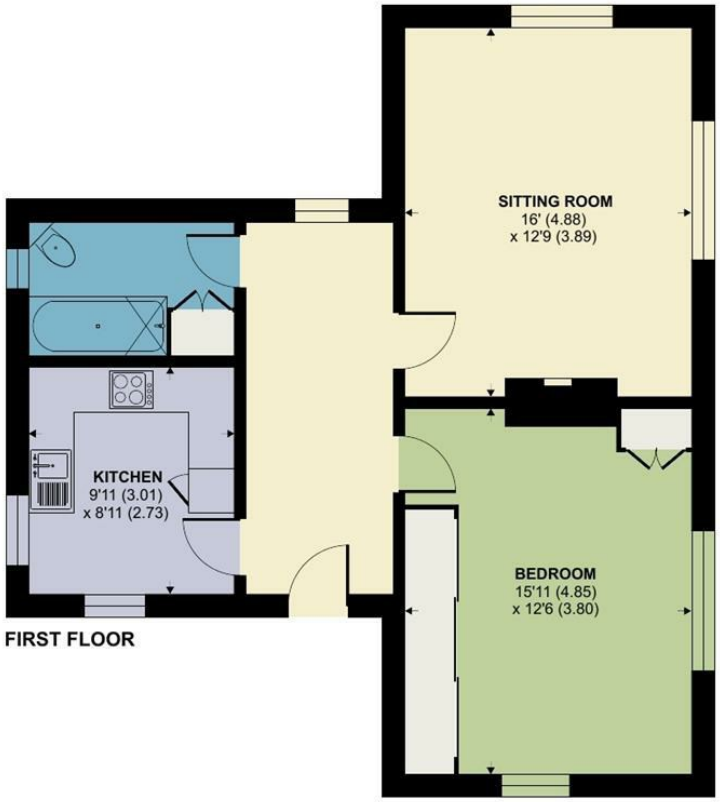


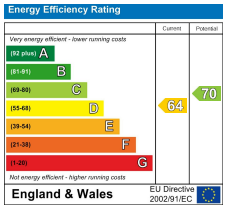
Warmwell Road, Crossways, Dorchester

Approximate Area = 668 sq ft / 62 sq m

For identification only - Not to scale











Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1487153

Dorchester/AT/19.10.26

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