



Frome Valley Road
Crossways
£365,000

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Situated in the popular area of Crossways, this substantial three-storey detached residence presents an exciting opportunity for a buyer looking to put their own stamp on a property. Boasting a versatile layout and generous room proportions across three floors. The accommodation comprises three versatile reception rooms, a kitchen with a separate utility room, a ground floor WC, four double bedrooms, and three bathrooms. Externally, the property benefits from a delightful and generously sized rear garden, a single garage and adjoining car port. EPC Rating: C.

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.

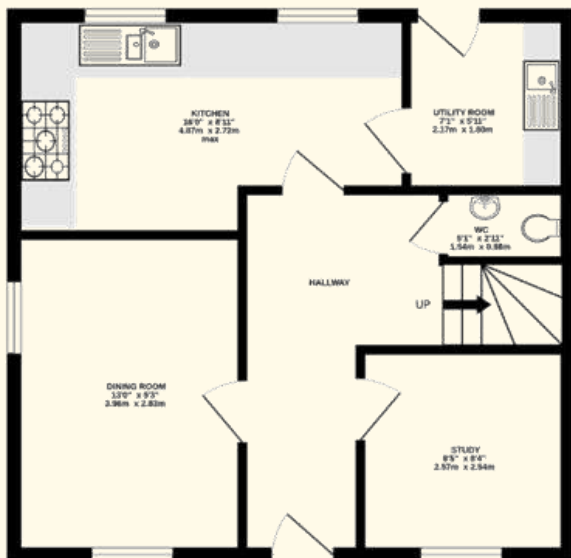


Enter through a part-glazed door into the hallway, which provides access to most of the ground floor accommodation. Positioned at the front of the property is the study, an ideal space for a home office or hobby room. Across the hall, the separate dining room benefits from a dual-aspect layout, allowing natural light to flood the space. Towards the rear of the home, the kitchen is fitted with a five-ring gas hob and double oven, along with a range of wall and base units, an inset 1½-bowl sink with a mixer tap, and space for additional appliances. Adjacent to the kitchen is the separate utility room, which includes an additional sink, houses the central heating boiler, and provides designated space for further white goods. From here, a door offers direct access to the rear garden. The ground floor accommodation is completed by a ground floor W/C.

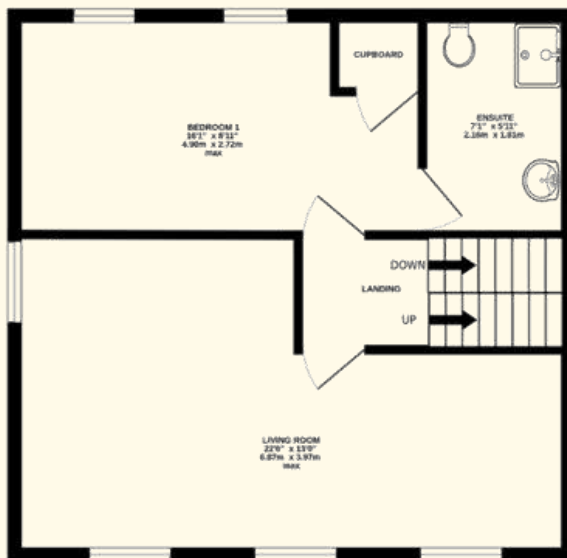
The first-floor landing leads to the spacious living room, which benefits from a dual aspect, enhancing the bright and airy feel, and is centred around a gas fireplace. Also on this floor is a double bedroom with its own private en-suite shower room. This bedroom also houses the airing cupboard. The top floor landing provides access to the remaining three bedrooms and the family bathroom. Bedroom two benefits from en-suite facilities, a dual aspect, and a dressing area. The remaining accommodation comprises two further double bedrooms, served by the family bathroom, which is fitted with a panel-enclosed bath, wash hand basin, and low-level WC, and is finished with tiled flooring.

Externally, the property features a generous rear garden, mainly laid to lawn with a paved patio, creating an ideal space for outdoor entertaining. A secure side gate provides pedestrian access from the rear garden to the front of the property, while an additional gate leads directly to the rear parking area. Situated to the rear is the property's single garage, which is fully equipped with lighting and power, together with boarded rafters providing excellent additional storage. The garage is complemented by an adjoining sheltered car port.

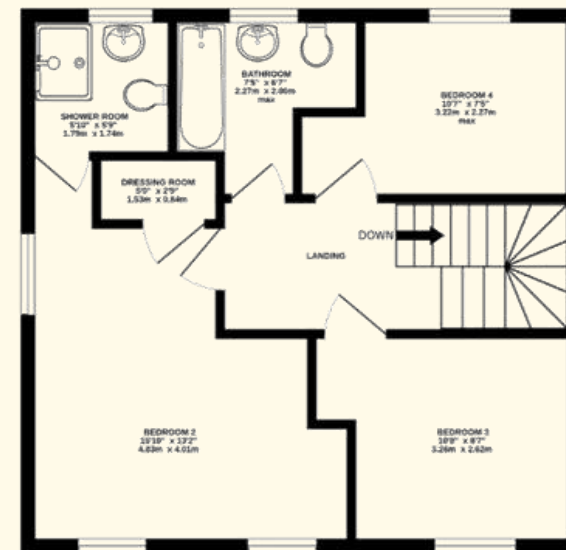
GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



2ND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 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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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.

Agents Note:

Please note that Crossways is subject to ongoing housing allocations and development - WD/D/17/003036.
Please note that the solar panels are owned outright.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is E.

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast 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>

Services:

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

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>