



Symonds
& Sampson

22 Pauls Way
Crossways, Dorchester, Dorset

22 Pauls Way

Crossways, Dorchester
Dorset, DT2 8UP

A well-presented two-bedroom home with driveway parking, conservatory and a sunny enclosed garden.



- Two double bedrooms
- Driveway parking for two cars
- Enclosed low-maintenance rear garden
 - Sunny south-facing rear garden
- Conservatory with garden access
 - Good-sized sitting room
 - Modern fully tiled bathroom
- Popular Crossways village location

Guide Price **£255,000**

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

A mid-terrace house of brick construction under a tiled roof. The front porch provides useful space for muddy footwear and leads into the good-sized sitting room, with stairs rising to the first floor to one side and an understairs cupboard. A wide opening leads through to the kitchen/dining room, which features a fitted kitchen with ample storage cupboards, an electric oven and hob, space for a tall fridge/freezer and plumbing for a washing machine or tumble dryer. There is space for a family dining table, with access to the conservatory. The conservatory provides a lovely additional space from which to enjoy the garden, with French doors opening onto the garden.

On the first floor are two double bedrooms and a modern, fully tiled bathroom, fitted with a bath and shower over.

OUTSIDE

To the front, there is driveway parking for two cars, together with a small front garden and a useful external storage cupboard adjacent to the front door.

To the rear is an enclosed, level and low-maintenance garden, which enjoys a good amount of direct sunlight. The garden is laid with a patio providing space for outdoor seating, gravelled areas, raised beds and a timber garden shed.

SITUATION

Crossways is a village situated approximately six miles south-east of the county town of Dorchester. The village has a range of local amenities including a parish church, first school, library, doctor's surgery and village shop/post office with an off-licence. There is also a regular bus service.

Dorchester provides an excellent range of shopping, recreational and leisure facilities, together with Dorset County Hospital and two railway stations. Services from Dorchester South provide direct trains to London Waterloo, while Dorchester West offers services towards Weymouth and Bristol. Moreton railway station is approximately one mile from Crossways and provides services towards Weymouth and London Waterloo via connections.

The surrounding countryside offers an extensive network of footpaths and bridleways, providing excellent opportunities for walking and riding. The Jurassic Coast, a UNESCO World Heritage Site, lies to the south and offers a spectacular coastline, beaches, coastal walks and opportunities for a variety of water sports.

DIRECTIONS

[what3words///playful.dolly.deprives](https://www.what3words.com/playful.dolly.deprives)



Pauls Way, Crossways, Dorchester

Approximate Area = 692 sq ft / 64.2 sq m

Outbuilding = 10 sq ft / 0.9 sq m

Total = 702 sq ft / 65.1 sq m

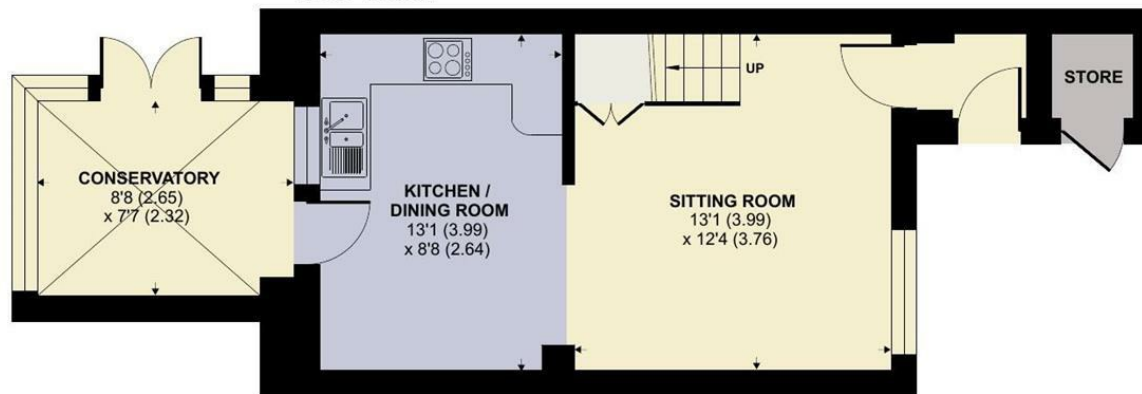
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Symonds & Sampson. REF: 1503091



SERVICES

All main services are connected.

Gas fired central heating.

Broadband - Ultrafast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: B (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Please note that there is a privately owned driveway with a shared access.

Photographs were taken in August 2026.



Dorchester/KWI/14.08.2026



01305 261008

dorchester@symondsandsampson.co.uk
Symonds & Sampson LLP
9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset DT1 1QR



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT