



## Forest View

Crossways, Dorchester DT2 8UR

- 4 Bedroom Detached Family Home
  - Versatile Integrated Garage
- Stunning Hexagonal Conservatory
- Gourmet Granite Topped Kitchen
  - Prime Village Location
- Substantial Parking Potential
- Manicured Private Gardens
  - Large Master Suite
- Energy Efficient & Organized Loft

**Guide Price £445,000 Freehold**





### Frontage

The property is set back behind a thoughtfully landscaped front garden, featuring a decorative fossil stone pavers that leads to the entrance. Currently designed for ease of maintenance, the garden is primarily laid to Scottish river pebbles and bordered by established hedges and shrubbery, offering an attractive curb appeal and private parking for two vehicles.

This area holds significant potential for a growing family's needs; with minimal modification, the space could be reconfigured to provide off-road parking for up to four vehicles, or alternatively, a dedicated hardstanding for a substantial motorhome. The front is well-equipped with outside lighting and provides convenient pedestrian access to both sides of the property via secure gates leading to the rear garden.

### Hallway

Making a striking first impression, the entrance hallway features beautiful Victorian-style tiling that perfectly complements the contemporary updates found throughout the home. The space is further enhanced by elegant partial wooden wall panelling, adding a touch of classic character and texture. From here, the staircase leads to the first floor, while internal doors provide seamless access to the kitchen, the integrated garage, and the main reception room, establishing the home's excellent sense of flow from the moment you step inside.

### Reception Room

17'7" x 12'0"

Front-Facing Reception Room a bright and welcoming space characterized by an abundance of natural light, courtesy of the newly installed double patio doors that offer seamless access to the front garden. At the heart of the room is a sophisticated gas balanced-flue fireplace with a classic wooden surround, twin wall-mounted radiators for year-round comfort. The room is finished with stylish vertical drapes and premium smoked oak luxury vinyl planked flooring, which flows elegantly through bespoke double doors—featuring beautiful custom stained glass—into the adjoining living space.



### Dining Room

11'11" x 8'9"

this versatile dining space serves as the central hub of the home, offering an exceptional sense of flow. The room provides direct, effortless access to the kitchen and front reception room, while full-length sliding French doors open into the conservatory, inviting an abundance of natural light. Finished with fitted vertical drapes, wall-mounted radiators, and strategically placed power points, this room is as functional as it is inviting—perfect for everything from formal family dinners to casual entertaining.

### Conservatory

12'2" x 12'9"

This impressive hexagonal conservatory offers a sophisticated retreat with a private outlook over the beautifully landscaped rear garden and patio. Built with a solid one-third brick base, the space features premium self-cleaning blue glass windows and a matching glazed ceiling, complete with an integrated fan for year-round climate control. The striking black-and-white tiled flooring adds a touch of classic elegance to the modern design, while twin vertical wall-mounted radiators ensure the room remains a comfortable family space regardless of the season. French doors provide a seamless transition to the outdoor patio area, and all windows are finished with fitted vertical drapes for added privacy and light control.

### Kitchen

14'8" x 8'9"

This thoughtfully designed kitchen combines durability with modern style, featuring fully tiled walls and flooring for a sleek, low-maintenance finish. A large uPVC double-glazed window provides a picturesque view over the private landscaped rear garden, filling the space with natural light. The kitchen is equipped with a range of wall-mounted cabinets—accented by elegant frosted glass frontages—and base-level units topped with premium granite worktops.

High-quality appointments include a 1.5 bowl ceramic sink with a contemporary mixer tap and an integrated Bosch dishwasher. There is ample provision for a freestanding electric or dual fuel gas oven with a dedicated extractor overhead. Practicality is further enhanced by a built-in under-stair storage cupboard and a solid wood and uPVC back door for garden access, while a glass-panelled door leads seamlessly back into the hallway.

### Downstairs W/C

8'2" x 2'11"

Conveniently located for family and guests alike, this side-aspect cloakroom is finished with full tiling for a clean, contemporary aesthetic. The space features a frosted uPVC window that ensures privacy while allowing for natural light. The modern white suite comprises a low-level WC and a wall-mounted hand basin, complemented by a stylish wall-mounted heated towel rail for added comfort and a premium feel.

### Integral Garage

17'11" x 8'0"

Accessed conveniently via the internal hallway or a newly installed up-and-over door, this versatile integrated garage has been meticulously finished with full tiling throughout. Far more than just a storage space, it is designed to function as a highly practical utility area, featuring dedicated plumbing for laundry facilities and a large heated ladder radiator.

The space houses the wall-mounted boiler and the electric fuse board, while also offering a range of base and eye-level units for storage solutions to keep the home organized and clutter-free. With ample power points and a clean, professional finish, this area provides the perfect multi-functional space for a busy modern family.

### Master Suite

9'3" x 21'7"

This impressively spacious master suite enjoys a bright front-aspect position, with a large uPVC window offering pleasant views over the front garden. The room is designed as a peaceful retreat for parents, featuring a wall-mounted radiator, strategically placed power points, and generous built-in wardrobe with sleek sliding door access to maximize floor space. A quality wood-panelled door leads through to the next part of the suite, maintaining the home's consistent theme of modern, high-end finishes.

### En-suite

6'1" x 5'2"

This beautifully appointed, fully tiled en-suite enjoys a private rear-aspect position with an obscured uPVC window providing plenty of natural light. The contemporary white suite is comprised of a pedestal wash basin, a low-level freestanding WC, and a spacious corner shower unit. A sleek, heated chrome towel rail adds a touch of luxury and warmth, ensuring this private space is as functional as it is stylish.





### Bedroom Two

12'3" x 8'9"

A generously proportioned double bedroom, this front-aspect space is filled with natural light thanks to a large uPVC window overlooking the front garden. Ideal for a growing family, the room features a wall-mounted radiator and well-placed power points, along with a highly practical built-in storage cupboard to help maintain a clean, uncluttered environment.

### Bedroom Three

7'9" x 10'6"

This well-appointed double bedroom enjoys a peaceful rear-aspect position, with a large window offering elevated views over the private back garden. The room is thoughtfully equipped with a wall-mounted radiator and conveniently placed power points. Enhancing the sense of space and light, a substantial wardrobe with a full-length mirrored door provides excellent storage, making this a functional and inviting room for family members or guests alike.



### Bedroom Four

7'3" x 7'2"

Ideally suited as a nursery, children's room, or a quiet home office, this rear-aspect single bedroom enjoys a tranquil outlook over the back garden. The room features a wall-mounted radiator and well-placed power points for convenience. Additionally, a large loft hatch provides easy access to the roof space, offering excellent potential for additional storage to meet the needs of a growing family.

### Loft

A significant benefit for any growing family, the loft is easily accessible via an integrated fold-out wooden ladder. This fully insulated space has been professionally enhanced with "Loft Zone" raised boarding over approximately half the area, providing substantial and secure storage without compromising thermal efficiency. Equipped with both power and LED lighting, this well-maintained space offers a highly practical solution for seasonal storage and organization.



### Family Bathroom

6'1" x 6'2"

This impeccably finished family bathroom is fully tiled for a crisp, modern feel and features a rear-aspect uPVC window that allows for plenty of natural light while maintaining privacy. The contemporary suite is designed for both style and practicality, comprising a pedestal washbasin, a freestanding WC, and a sophisticated P-shaped panel-enclosed bath. With a dedicated shower over the bath and a curved glass screen, it offers a versatile bathing experience perfectly suited for a busy family household.

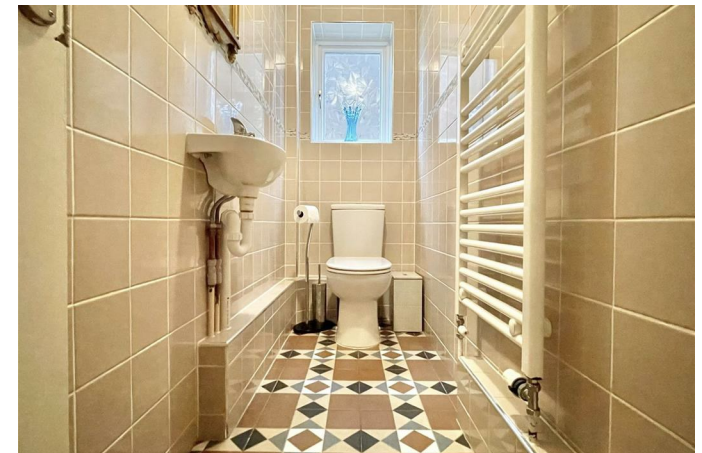
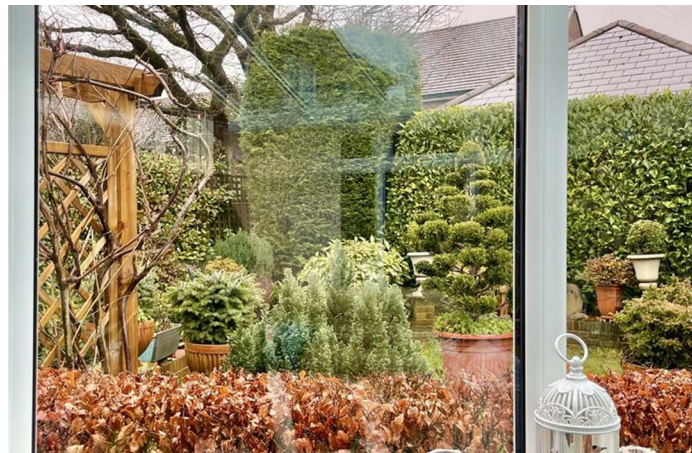
### Rear Garden

The private rear garden has been meticulously landscaped to create a versatile outdoor sanctuary for the whole family. The space is thoughtfully divided into distinct zones, including a spacious patio area ideal for al fresco dining and entertaining, a well-maintained lawn for children to play, and decorative flower beds for the gardening enthusiast.

A large wooden shed provides ample storage for garden equipment and outdoor toys. Reflecting the property's desirable detached status, the garden enjoys exceptional privacy and security, with pedestrian access available from both sides of the house via sturdy, lockable gates.

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Local Authority  
Council Tax Band E  
EPC Rating C



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