



Heathfield House, 6 Warmwell Road, Crossways, Dorchester,

Detached three-bedroom house situated in the popular village of Crossways, with separate studio annex and garage.



- Large Detached 3 Bedroom House in Crossways
 - Spacious accommodation
 - Separate annex included with the property

- Large Garden
- Close to local amenities
- Garage and large driveway for multiple cars

Per Calendar Month £2,000 Per Calendar Month

SITUATION

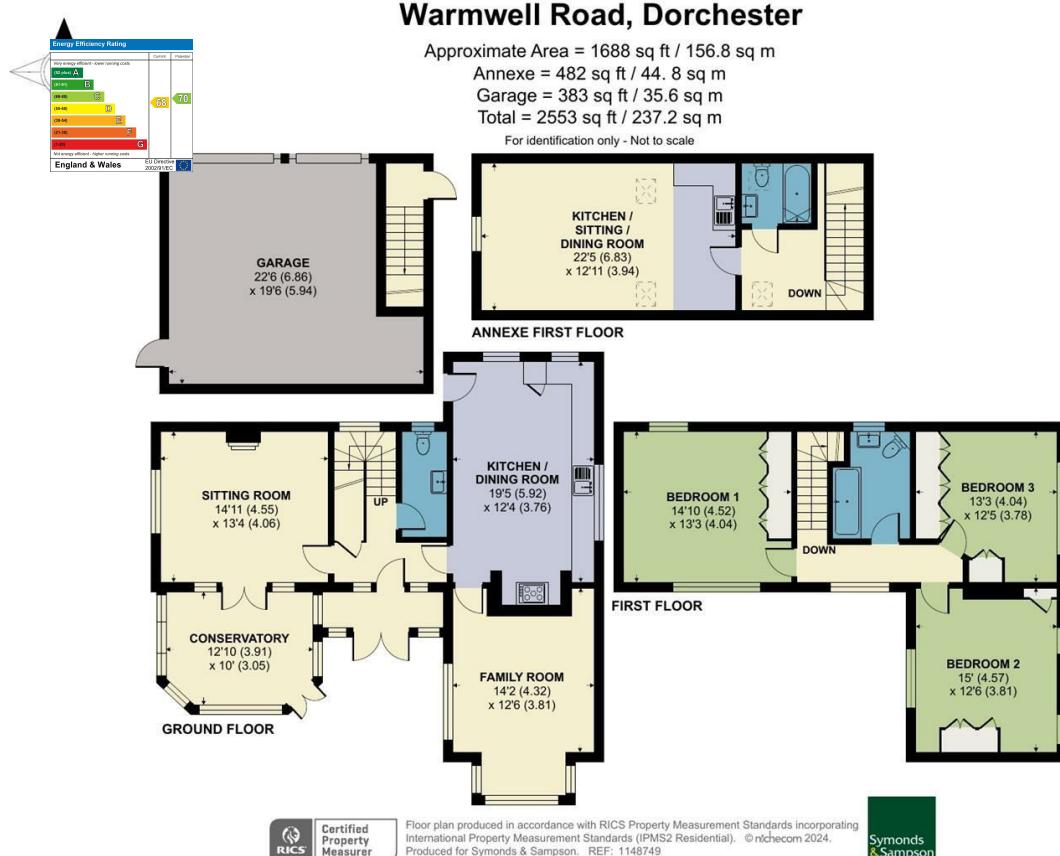
Crossways village is about six miles to the east of the county town of Dorchester. Local facilities include a parish church, a primary school, a library and a doctor's surgery. There is a local store with an off licence and shop/post office as well as a regular bus service. Within the area is Warmwell Leisure Centre which offers a variety of leisure facilities as well as providing a heated swimming pool.

Dorchester has an excellent range of facilities including the County Hospital and two railway stations to London Waterloo and Bristol Temple Meads. The closest train station is Moreton, approximately one mile away. Brewery Square boasts a development with a variety of eateries, including Cote Brasserie, Wagamama, Zizzi, Pizza Express, Vivo Lounge, Nandos, Brewhouse & Kitchen and Costa. The square also includes a Premier Inn, an Odeon Cinema and multiple fashion retailers.

DIRECTIONS

<https://what3words.com/dimension.games.feathers>

ROAD DIRECTIONS



Office/Neg/Date



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Symonds
& Sampson

From Dorchester, take the A352 towards Broadmayne and Wareham. After leaving Dorchester, take the first exit (left) at the roundabout, signed to West Stafford/Crossways. Continue along this road until reaching the T junction and turn left under the railway bridge. Proceed along the road until reaching Crossways. Continue past the village until you reach the T junction for Warmwell Road. Turn left onto Warmwell Road and take the 3rd exit on the right which can be found opposite the Spitfire Club.

CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremises.co.uk.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

Warmwell Road, Dorchester

Approximate Area = 1688 sq ft / 156.8 sq m

Annexe = 482 sq ft / 44.8 sq m

Garage = 383 sq ft / 35.6 sq m

Total = 2553 sq ft / 237.2 sq m

For identification only - Not to scale



ANNEXE FIRST FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2024.
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