



Devitt Drive
Dorchester
£485,000

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Situated in the popular area of Crossways, within The Aviators development, this beautifully presented four-bedroom detached family home, designed by the award-winning David James Architects, offers stylish and well-proportioned accommodation. Particular highlights are the extra-height ceilings throughout, creating a wonderful sense of space and light, a premium feature no longer available in Phase 3 of The Aviators. The property includes a generous living/sitting room, a contemporary kitchen/diner, ground floor W/C, principal bedroom with en-suite, and a modern family bathroom. Thoughtfully upgraded, the home also benefits from a Hague water softener system, a full-house sprinkler system, and a Pod Point electric car charging port. Externally, there is a well-maintained frontage, single garage with power and light, driveway parking, and a generously sized, private rear garden enjoying uninterrupted views across the adjoining field. EPC Rating: B.

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.

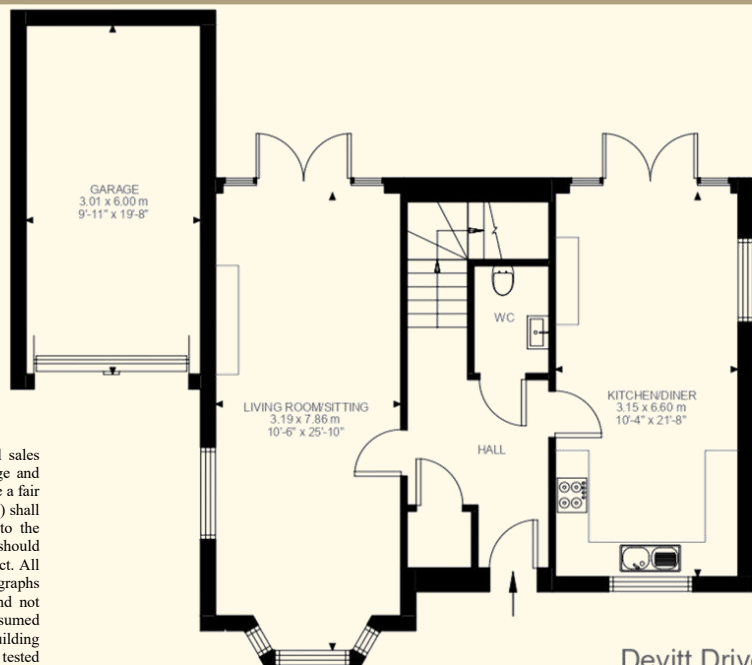


A beautifully maintained front garden creates a charming and welcoming approach to the property. A driveway leads to a single garage, while a path guides you to the front door, which opens into a central hallway providing access to all ground floor rooms. The spacious entrance hall sets the tone for this impressive home, featuring neutral décor and attractive flooring that flows through to the ground floor cloakroom/WC and into the kitchen/dining room. The kitchen/diner is a good size, offering ample space for dining furniture. The modern kitchen is well equipped, comprising wall and base-level units with matching work surfaces over, incorporating integrated appliances including a side-by-side, top-to-bottom, fridge and freezer, an oven with four-ring induction hob, dishwasher, and washer/dryer. The matching units also discreetly house the boiler, while double doors open onto the garden, allowing plentiful natural light to fill the space. The spacious living/sitting room is elegantly presented and flooded with natural light from its triple aspect, featuring front and side windows fitted with white shutters. French doors provide secondary access to the garden, further enhancing the living.

Stairs rise to the first floor, leading to a bright and open landing providing access to all four bedrooms and the family bathroom. The principal bedroom enjoys a front aspect and benefits from en-suite facilities. Two of the bedrooms feature rear-aspect windows with pleasant views overlooking the field, enhancing the sense of space and natural light. The family bathroom is tastefully finished with a modern suite, including a panel-enclosed bath, wash hand basin with fitted vanity storage beneath, and W/C. The suite is complemented by a large inset mirror with lighting, along with attractive, fully tiled walls and flooring.

The delightful rear garden is a standout feature, generous in size, private, and mainly laid to lawn with a variety of planted shrubs and trees. A patio area abuts the property, providing the perfect spot for outdoor relaxation. A gate to the side fence offers access to the front of the property.

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.



Ground Floor
673 ft²

Devitt Drive, DT2

Approximate Gross Internal Area

122.50 SQ.M / 1319 SQ.FT

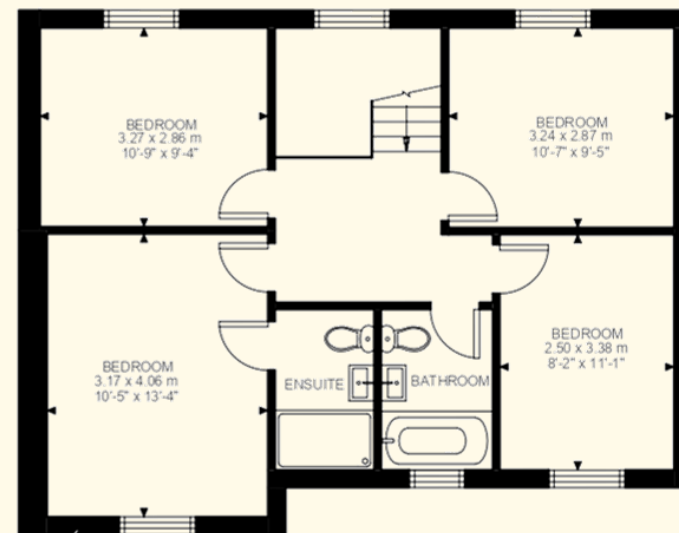
(EXCLUDING GARAGE)

GARAGE 18.84 SQ.M / 203 SQ.FT

INCLUSIVE TOTAL AREA 141.34 SQ.M / 1521 SQ.FT

KEY: CH = Ceiling Height
Restricted Head Height

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



First Floor
645 ft²

Agents Note:

Crossways is subject to ongoing housing allocations/development.

Planning permission has been granted for development of the adjacent field in 2030 –

Ref: P/VOC/2023/02300

An annual maintenance management service charge of £283.55 is payable.

Flood Risk:

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

<https://check-long-term-flood-risk.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>