



Old Farm Way
Crossways
£325,000



This well presented, semi-detached four-bedroom family home offers modern living with spacious, light-filled accommodation throughout. The property is thoughtfully designed, featuring a charming kitchen and a separate dedicated utility room. Further accommodation includes a generous reception room with patio doors to the garden, a ground floor w/c, a modern family bathroom, and four well-proportioned bedrooms, including an en-suite to the primary bedroom. Externally, the property benefits from an enclosed rear garden, substantial off-road parking to the front provided by a large driveway that leads to the garage benefiting from an electric vehicle charging station. 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.



On approaching this impressive home, a generously sized driveway leads to the garage and towards the part glazed door, providing access to the convenient porch where useful storage is found. On entering the home, you are welcomed by a generous reception/dining room, filled with plentiful natural light from its double aspect. To the rear, patio doors open onto the garden, enhancing the living space. A door provides access to the beautifully presented kitchen, fitted with base level units with wooden worktops over, housing a stainless-steel sink, and dedicated areas for both a dishwasher and an American-style fridge-freezer. Serving the kitchen is the practical utility room, benefiting from an additional stainless-steel sink, room for a washing machine, and space for a tumble dryer. Additionally, a convenient downstairs w/c is located just off the utility area.

From the reception room, stairs rise to the first floor, where four well-proportioned bedrooms and the bathroom are situated. Bedrooms two and three feature built in wardrobes whilst the primary bedroom boasts an en-suite shower room featuring a shower cubicle with power shower, a shaver/toothbrush charging point, w/c, a wash hand basin with a built-in vanity unit under and extractor fan. The remaining bedrooms are served by a modern family bathroom fitted with a white panel enclosed bath with overhead power shower attachment, a w/c, a wash hand basin with a vanity unit under, a wall-mounted towel rail, an extractor fan, and stylish partial tiling.

Externally, the property boasts a private rear garden featuring an area of patio that provides the perfect setting for outdoor seating and alfresco dining. The tidy patio leads to a manageable lawn area, framed by mature trees, which offer a natural and private outlook, all enclosed by secure fencing.

Agents Notes:

Crossways is subject to ongoing housing allocations/development. Please note that the wood burner will be removed before sale.

Services:

Mains electricity, water and drainage are connected. Condensing gas boiler for heating and hot water. The property benefits from owned solar thermal panels. We are advised this provides hot water from spring to autumn.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council Tax Band C.

Broadband:

At the time of the listing, standard, superfast and ultrafast broadband is available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit
<https://checker.ofcom.org.uk>

Flood Risk:

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

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

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>

