

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background.

Symonds
& Sampson

A two-story brick house with a red tiled roof and decorative stone bands. It has a dark blue front door with a wreath, white window shutters, and a small tree in the front garden. The house is set on a green lawn with a paved driveway.

9 Clouds Hill

Crossways, Dorchester, Dorset

9 Clouds Hill

Crossways, Dorchester
Dorset, DT2 8WJ

An attractive detached house with four bedrooms and two reception rooms on a quiet location in the village of Crossways, with double garage and parking.



- Double garage and two parking spaces
- Ensuite with the principle bedroom
- Seperate dual aspect dining room
 - Kitchen with breakfast bar
- Enclosed easy to maintain garden
- Replaced internal solid oak doors

Guide Price **£440,000**

Freehold

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THE PROPERTY

An immaculate four-bedroom detached brick and flint house, situated on a quiet no-through road in Crossways, offering easy access to a range of village amenities.

The welcoming entrance hall is generously sized and benefits from a large built-in storage cupboard, as well as a spacious and conveniently located downstairs cloakroom with WC.

The main sitting room is dual aspect, creating a bright and welcoming space, with French doors opening onto the dining patio and providing level access to the garden. There is also a separate dual-aspect dining room, which could alternatively be used as a home office or an additional downstairs bedroom, if required.

The kitchen features beautiful solid granite work surfaces and a useful breakfast bar area, with a door providing access to the rear garden. There is an excellent range of storage, including multiple cupboards and drawers, together with a comprehensive selection of integrated appliances comprising a dishwasher, fridge, freezer, electric oven and hob with extractor hood over. There is also space and plumbing for a washing machine.

Upstairs, the first-floor landing provides access to four bedrooms and benefits from an airing cupboard and an additional storage cupboard. The principal bedroom features a full wall of built-in wardrobes and the added benefit of a modern en-suite shower room.

There are two further spacious double bedrooms, while the fourth bedroom benefits from built-in wardrobes which currently create a useful dressing area. Should the wardrobes be removed, this room could readily be used as a small double bedroom. The family bathroom is predominantly tiled and fitted with a bathtub.

OUTSIDE

To the rear of the property is a low-maintenance, level garden, enclosed by timber fencing and thoughtfully designed for ease of upkeep. A paved pathway and pedestrian gate provide convenient access to the garage and parking area. The garden is complemented by a selection of ornamental trees and conifers, with an area of low-maintenance artificial lawn to the centre and a dining patio directly adjoining the rear of the property, providing an ideal space for outdoor entertaining.

To the side of the property is a charming, enclosed ornamental garden, bordered by an attractive iron fence and gate providing access to the front of the property.

The property further benefits from a detached double garage situated to the rear, accessed via a private driveway. The garage is equipped with power and lighting with two up-and-over doors. In front of the garage is a private parking area providing two designated parking spaces.

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 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.

DIRECTIONS

What3words:///reason.misty.roadshow

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: E (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Neighbours have a right of way to their garages at rear.

Photos were taken in September 2026



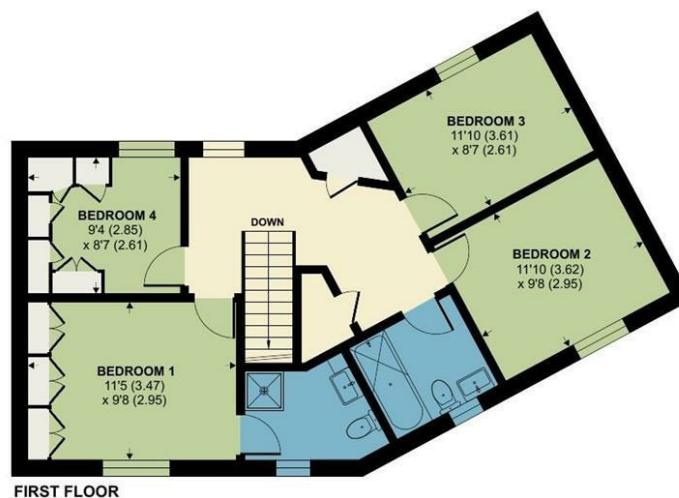
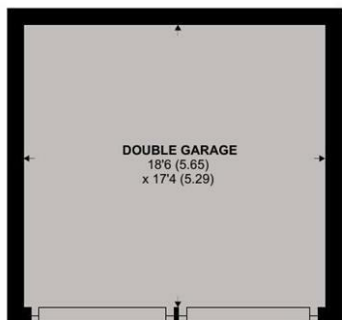
Clouds Hill, Crossways, Dorchester

Approximate Area = 1368 sq ft / 127 sq m

Double Garage = 322 sq ft / 29.9 sq m

Total = 1690 sq ft / 156.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1526211



Dorchester/KW/01.10.2026



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