



Dukes Court, 14 Warmwell Road, Crossways, Dorchester, DT2 8BS

LAWSH

Symonds
& Sampson

ESTABLISHED 1858

NOW RELEASED FOR EARLY RESERVATION OPPORTUNITIES.

LAWSH

Dukes Court

14 Warmwell Road, Crossways,
Dorchester, Dorset, DT2 8BS

- Bespoke development by LAWSH
- Exclusive five house scheme with private driveway
- Three bed semi-detached and terraced homes, with master en-suite
- Under floor heating with traditional radiators on the first floor
- Private parking with EV charging point
- Help to Buy available on numbers 1, 3 and 4.

Viewing

Strictly by appointment through

Symonds & Sampson

Dorchester office on 01305 261008





The Properties

Dukes Court is an exciting new development of 5 homes situated towards the centre of the popular village of Crossways. Built by LAWSH, a bespoke developer, who have a local reputation for building high quality homes.

There is a selection of semi-detached and terraced properties to suit a variety of buyers. Each property boasts spacious living accommodation and 3 good sized bedrooms. All houses benefit from well-appointed en-suite shower rooms to the master bedroom.

Every detail of each property has been carefully considered to provide a stylish, easily maintained and energy efficient home with peace of mind that you have a ten year ICW building warranty.

Homes at Dukes Court are of traditional build with brick elevations under a tiled roof, creatively designed and finished to an excellent standard.

Each property has double glazed windows and doors, gas central heating and stylish modern fittings. The ground floor has underfloor heating with traditional radiators on the first floor.



The kitchens have a selection of built in appliances including washing machine, oven and hob, fridge/freezer and dishwasher. The bathrooms are tastefully finished with heated towel rails, chrome fittings and contemporary sanitary ware throughout.

Each property has 2 parking bays and a EV charging point.

Externally each house has a finished garden with patio, lawn, outside tap and planting. Numbers 2 and 5 can accommodate a garden office on request, subject to separate quotation.

SPECIFICATION:

KITCHEN

Carefully considered layouts with choice of finishes (subject to build stage)

Integrated appliances

BATHROOMS & EN SUITE

Quality and contemporary sanitary fittings

Heated towel rail

Choice of floor and wall covering (subject to build stage)

HIGH QUALITY FIXTURES & FITTINGS

Fitted wardrobe to master bedrooms

All walls smooth painted in matt emulsion (choice subject to build stage)

Floor covering - hard floors downstairs in hall and kitchen with carpet in lounge and upstairs. (choice subject to build stage)

HEATING, SECURITY & ELECTRICS

Underfloor heating (to ground floor)

TV points in lounge, kitchen and bedrooms with the telecoms hub in the lounge.

Mains operated smoke alarm

EXTERNAL

Fenced lawned private gardens

External lighting and tap

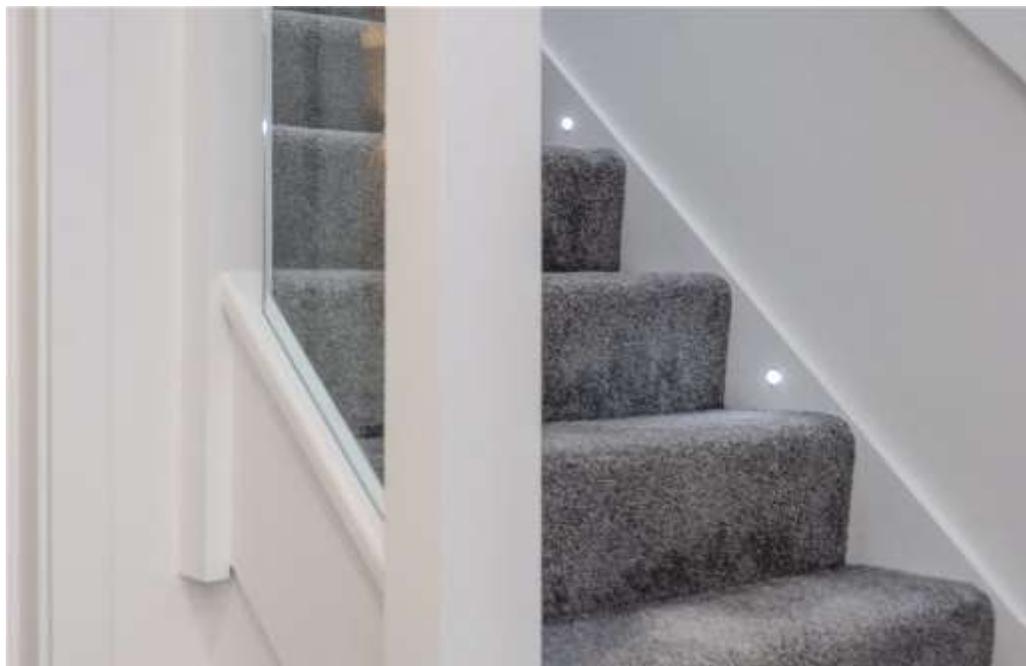
GUARANTEE

10 Year ICW Building Warranty

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 Co-Op and store/post office as well as a regular bus service.

Dorchester has an excellent range of facilities including the County Hospital and two railway stations to London Waterloo and Bristol Temple Meads. The closest station to Crossways being Moreton, is approximately one mile. Moreton also has a public House, The Frampton Arms.





Within the area is Warmwell Leisure Centre which offers a variety of leisure facilities as well as providing a heated swimming pool.

South Dorset is renowned for its variety of sporting and leisure pursuits including walking, riding and golf at The Dorset Golf and Country Club and Came Down golf clubs.

Directions

Take the A352 from Dorchester towards Broadmayne. On the second roundabout, take the first exit signposted West Stafford and Crossways. Follow this road until you reach the cross roads.

Turning left here, you will go through a set of traffic lights under a bridge. Keep following this road until you see the road fork in two, you then take the right hand turning. Continue straight ahead over a railway and several dips in the road. You will then come in to the village of Crossways. Continue to the end of the road where you will then take a left onto Warmwell Road. After a short distance the

development will be on your left hand side (just after the Co-Op).

Service

Mains gas, electric, water and drainage.
Gas fired central heating.

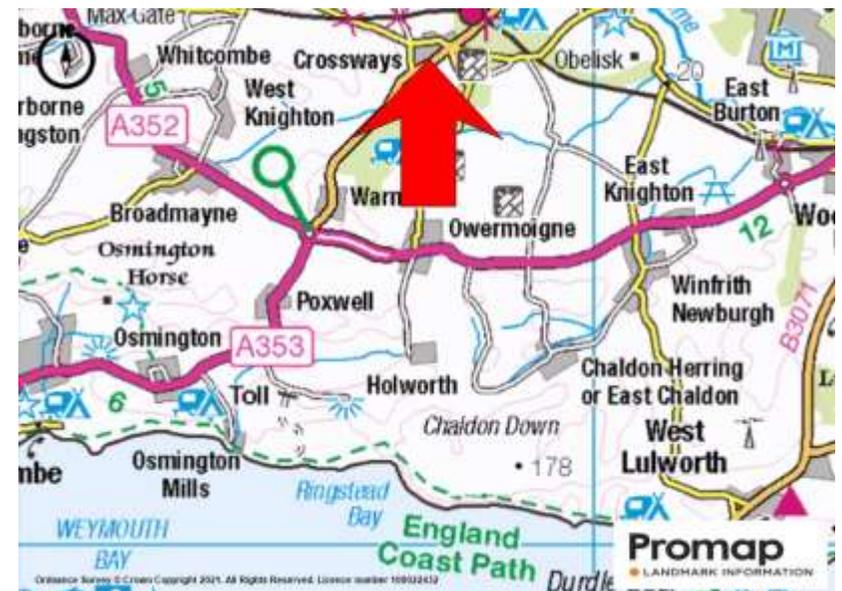
Local Authority

Dorset Council
Tel: 01305 251010.



Notes:

Pictures are examples and for guidance only. The right-hand boundary may change. ATR/15/10/2021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Predicted EPC No. 4

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Predicted EPC No. 3 & 5

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(69-80) C	84	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Predicted EPC No. 1 & 2

Warmwell Road, Crossways, Dorchester

Approximate Area = 4850 sq ft / 450.5 sq m

For identification only - Not to scale



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LAWSH



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