



## VERTON ISLAND 23 SILVERLAKE, DORCHESTER, DT2 8GG

Overton Island 23 is a unique 4 bed Summer House providing rare waterfrontage access onto Wakeling Water. Situated on one of our island villages, Overton Island, this beautiful residence provides idyllic views across Wakeling Water with easy access onto the lake.

**OIRO £765,000**



**HABITAT  
RESALES**

# OVERTON ISLAND 23

## SILVERLAKE, DORCHESTER, DT2 8GG

Viewings by appointment only via Habitat Resales on +44 (0)333 241 6615 or [resales@habitatfirstgroup.com](mailto:resales@habitatfirstgroup.com)



- 4 Bedrooms
- 3 Bathrooms
- Luxurious Specification
- Open Plan
- Waterside Property
- Off Road Parking
- Canoe Store
- On-Site Facilities
- Income Opportunities



### The Property

This delightful south west-facing four-bedroom property offers rare waterside access onto our Wakeling Water lake. This home benefits from a spacious open plan living area on the ground floor with access to on site facilities, such as the spa and nature trails. The property is offered at a high level of specification with upgrades purchased at the time of construction.

### Ground Floor

The spacious open-plan living on the ground-floor is the showpiece of the house, designed with entertaining in mind, complete with a log burner, fully opening doors onto the decking and garden which leads to the waterfront. The property benefits from a modern fully integrated kitchen. The fitted kitchen includes Siemens fitted appliances. There is also a downstairs WC and under stair storage.

### First Floor

On the first-floor, there are 2 generously sized kingbed bedrooms benefitting from en-suites, a family bathroom, a small double bedroom and a single bedroom with bunk beds. The two large bedrooms had been upgraded to include tall, vaulted ceilings which allow floods of light into the property. The master suite and larger bedroom 2 have bifold doors leading out onto the width ways balcony, looking out onto the garden and lake. All bedrooms have fitted wardrobes.

Furniture is available by separate negotiation.

### Outside

The property comes with the benefit of an on-plot canoe store, two private parking spaces, EV charging point with external lights around the property. Back garden which leads to waterfront and an enclosed extended decking with a glass balustrade.

### Situation

Silverlake is a private development tucked away to enable homeowners to enjoy all the benefits available to them, with access to the spa, lakes and acres of countryside for walking, biking and much more. The Coast is only a short distance away with pebble beaches at Ringstead (5.5 miles) on the edge of Weymouth and the world-famous Durdle Door (9 miles) is also within easy reach, meaning there is plenty to explore.

There is a train station with a mainline service to London Waterloo at Moreton. just two miles along the road and amenities including a shop and village pub are nearby.

### Directions

From Dorchester, proceed eastbound on the A352. Go through Broadmayne and at the Warmwell Cross roundabout, take the first exit onto the B3390, signed Warmwell. Proceed along this road for about two miles and Silverlake entrance gates will be found on your left-hand side, just prior to entering Crossways.

### Services

Mains water and electricity. Water and central heating via air source heat pump and underfloor heating. Super fast broadband.

### Maintenance Charges

We have been informed that the annual Estate charges for this property are; Estate Premium charge approximately £2,270.74 and Service Charge approximately £5,579.62, both inclusive of VAT. This pays for management, maintenance and repair of all communal areas including lakes, pathways, play areas, tennis court, MUGA court etc. as well as family membership of the Hurricane Spa and on-site security and management.

## GROUND FLOOR

- LIVING AREA  
27'2 (8.3) x 19'3 (5.9)
- LIVING AREA  
11'2 (3.4) x 10'1 (3.1)

## FIRST FLOOR

- BEDROOM 1  
12'1 (3.7) x 10'4 (3.2)
- BEDROOM 2  
12'1 (3.7) x 9'1 (2.8)
- BEDROOM 3  
6'5 (2.0) x 8'5 (2.6)
- BEDROOM 4  
6'5 (2.0) x 8'5 (2.6)

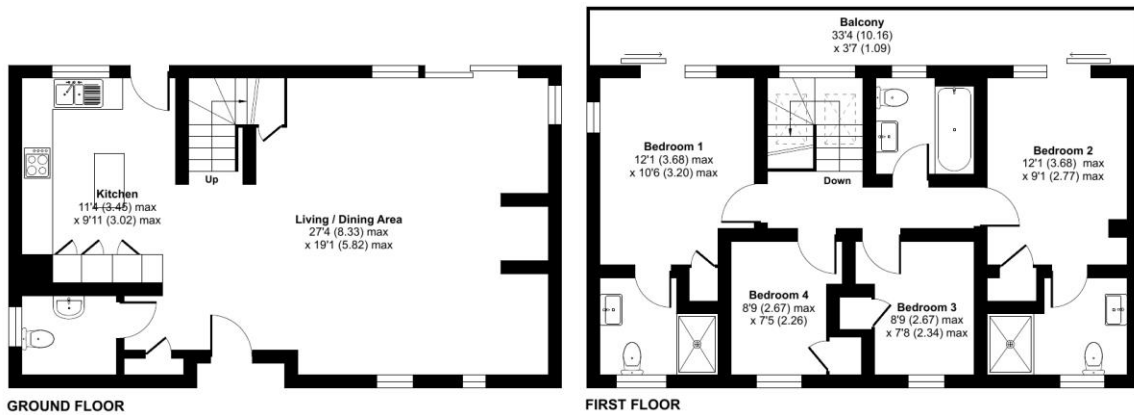
Properties at Silverlake are for use as holiday homes and cannot be used as a Principal Primary Residence.

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## SILVERLAKE, DORCHESTER, DT2 8GG

Warmwell Road, Crossways, Dorchester, DT2

Approximate Area = 1292 sq ft / 120 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Falco 1 Limited. REF: 990345

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	91   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# HOMEOWNER SERVICES

When purchasing a holiday home at Silverlake, you have the benefit of enjoying exclusive access to a range of our in-house services, that are on hand to cater for all of your property needs.

## Habitat Escapes

As the official holiday rental company for Silverlake, Habitat Escapes offers a professional one-to-one service and removes all of the traditional headaches associated with renting a holiday home. We understand the emotional and financial costs associated with your holiday home and that it needs to be well looked after.

Our full management service removes all the hassle of letting a property and includes housekeeping, a national PR and marketing campaign and a comprehensive website with a bespoke multi-functional booking system.

Our friendly team handle all of the enquiries and bookings and have exceptional relationships with owners and guests alike. Once on site, we provide a meet and greet service, welcome hamper for your guests, complimentary toiletries and a 24/7 on-call maintenance service. As the only agent based on site, we are able to deal with any issues during a guest's stay swiftly and efficiently, leading to excellent reviews.



## Habitat Housekeeping

Our onsite Housekeeping team are always on hand and will ensure everything is taken care of in preparation for your arrival, so you can relax from the moment you arrive at your holiday home.

In addition to arrival cleans, we can offer mid-stay cleans, sanitisation and deep cleans.

If you choose to rent out your property, the Housekeeping team is also on hand to arrange changeover cleans, including bed linen and welcome gifts.

As the official onsite team, Habitat Housekeeping's understanding of the properties is second to none.

## Habitat Maintenance

The maintenance Team is responsive 24/7 to help you keep your property looking its best year-round.

Our small works division can now offer a range of services including project management, property upgrades, decking enhancement, boat store lofts and house decoration.

Most work can be completed onsite by our team allowing a more competitive service and we have also built up a list of reliable local contractors to facilitate any other works.

We can offer an annual or bespoke maintenance package including spider, algae and deck treatments, window cleaning (including high reach and skylights) and all relevant safety certification and utilities servicing where required.

