



## LAKE HOUSE

SILVERLAKE, DORCHESTER, DT2 8FU

Lake House is a beautiful contemporary 6 bed detached lake side property located in the highly desirable area of Beaumont Village. This modern holiday home offers the perfect space for soaking up the stunning lake views.

**Asking Price £1,300,000**

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RESALES**

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



- 6 bedrooms
- 4 bathrooms
- Lakeside living
- Luxurious specification
- Open plan
- Double boat store
- Double driveway
- On-site facilities
- Large balconies with lake view
- Only front row Beaumont Village property to come

## The Property

This stylish property first floor living Dorset Barn is finished to a high specification of fixtures and fittings throughout, makes the perfect second holiday home or rental property. Settle into the luxury that is tranquil lakeside living.

## Ground Floor

Upon entering the ground floor, you'll be greeted by three bright and generously proportioned double bedrooms. Accompanying these bedrooms is a large family bathroom, ensuring convenience and comfort for all occupants. Adding a touch of luxury, two of the double bedrooms feature ensuite bathrooms, with one being the master suite boasting picturesque views overlooking Beaumont Lake. All bedrooms are equipped with built-in wardrobes, maximising space. On this floor there is also a conveniently located utility room with an external door which offers access from the side of the property, perfect for returning to with equipment after a day of water sports.

## First Floor

The first floor incorporates a modern, open-plan kitchen with bar seating providing the perfect link to the dining area. The dining area offer space for a large table with ample seating. The sleek and modern kitchen area has a range of built-in appliances including integrated hob and triple oven. From the living are floor-to-ceiling sliding doors lead onto the rear full-width deck overlooking the tranquil lake. The perfect place to relax and unwind after a busy day exploring the lakes, heathland and all that the Estate has to offer. A large WC with built in storage completes this floor.

## Second Floor

The second floor incorporates a further 3 double bedrooms all with double height ceilings and ample built in storage. As well as this is a large family bathroom.

## Outside

The front of the property offers a double driveway as well as a double boat store. The rear decking's lead onto Beaumont Lake, a perfect place to enjoy a morning coffee or a peaceful al fresco dining experience.



## 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 UNESCO World Heritage Jurassic 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 £2,158.65 + VAT and Service Charge approximately £4,786.29 + VAT. The Service Charge and Estate Premium may vary from year to year and the above reflects the information provided in the year that the property particulars were created. For the most up to date details, please contact the Habitat Resales team. 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

- BEDROOM 1  
21'2 (6.45) x 12'2 (3.71)
- BEDROOM 2  
11'11 (3.63) x 10'3 (3.12)
- BEDROOM 5  
12 (3.66) x 8'2 (2.49)
- UTILITY ROOM  
10'2 (3.10) x 8'8 (2.64)

## FIRST FLOOR

- LIVING AREA  
28'8 (7.21) x 12'2 (3.71)
- KITCHEN/DINING AREA  
23'8 (7.21) x 11'8 (3.56)

## SECOND FLOOR

- LAKE ROOM/BEDROOM 6  
23'8 (7.21) x 12' (3.66)
- BEDROOM 3  
13'2 (4.01) x 9'6 (2.90)
- BEDROOM 4  
12'1 (3.68) x 9'6 (2.90)

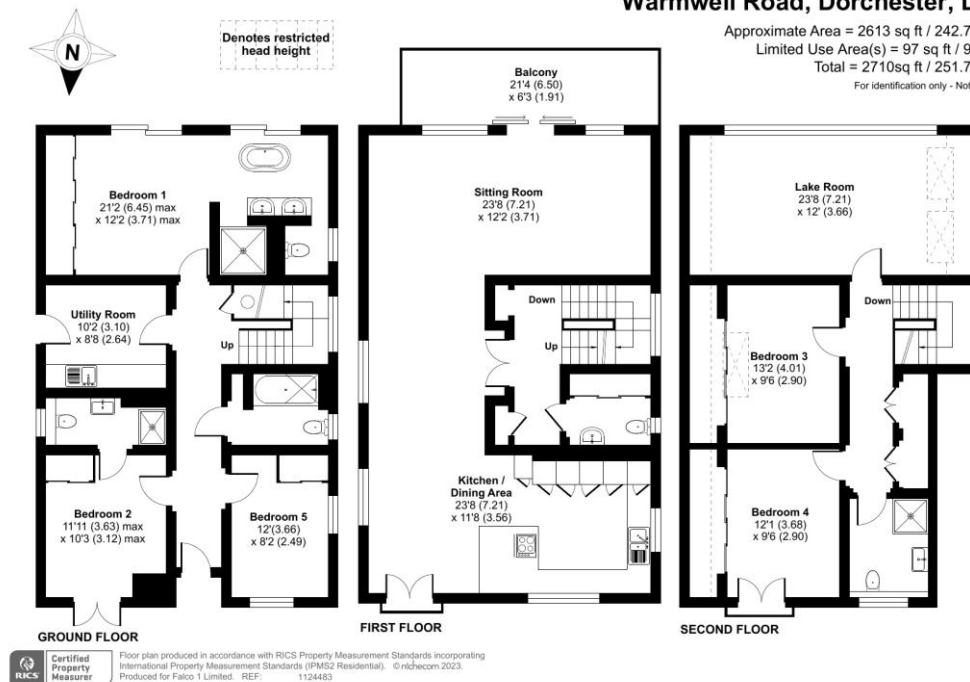
Properties at Silverlake are for use as holiday homes and cannot be used as a Principle Primary Residence.

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## Warmwell Road, Dorchester, DT2

Approximate Area = 2613 sq ft / 242.7 sq m  
Limited Use Area(s) = 97 sq ft / 9 sq m  
Total = 2710sq ft / 251.7 sq m  
For identification only - Not to scale



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	84 B	90 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.

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, window cleaning (including high reach and skylights) and all relevant safety certification and utilities servicing where required.

