



7 OVERTON ISLAND

SILVERLAKE, DORCHESTER, DT2 8GG

7 Overton Island is a beautiful, unique, contemporary 5 bed detached waterside property, located in the highly desirable area of Overton Island. This new build property offers a perfect family holiday home that can also offer appealing rental returns.

Asking Price £1,350,000



HABITAT
RESALES

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



- 5 bedrooms
- 4 bathrooms
- Waterfront views and access
- Luxurious specification
- Open plan
- 4 private parking spaces & car port
- On-site facilities
- Heated decked balconies with built in speaker system

The Property

This unique detached property has been carefully thought out to accommodate family living. With bespoke design touches and a high specification of fixtures and fittings, including air conditioning throughout, makes this the perfect second holiday home or rental property.

Ground Floor

Upon entering the ground floor, you'll be greeted by two bright and generously proportioned double bedrooms with waterfront views. One bedroom has been converted from two doubles into one large bedroom. The further bedroom on this floor is a master with dressing room and ensuite. Accompanying these bedrooms is a large family bathroom, ensuring convenience and comfort for all occupants. On this floor there is also a conveniently located utility room. Leading to the first floor is a striking bespoke staircase.

First Floor

The first floor incorporates a modern, open-plan kitchen with bar seating, providing the perfect link to the dining area with views over the water. The dining area offer space for a large table with ample seating and log fireplace. The sleek and modern kitchen area has a range of built-in appliances, including Miele oven, induction hob, warming draw and dishwasher, a Quooker boiling tap and sparkling water. There is an integrated Sonos sound system throughout the main living space. At either end of the kitchen / dining area are two snug areas, one currently used as a children's playroom and seating area and the other a sunken living room with a wall mounted TV. From the dining area floor-to-ceiling sliding doors lead onto the rear full-width deck, overlooking the tranquil lake. This balcony is perfect for enjoying the view in all-weather with the added luxury of built in heat lamps that cover the entire length. 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 and storage cupboard completes this floor.

Second Floor

The second floor incorporates a further 3 double bedrooms, one with ensuite shower room and ample built in storage. There is also a large family bathroom.

Outside

The rear decking leads onto a south-facing lawn and private jetty into the lake. The property also benefits from a large gravel driveway and car port with EV car charger. The extended decking areas offer a perfect spot for relaxing in the sun with built in heat lamps.



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. 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
20'3 (6.17) x 13'1 (3.99)
- BEDROOM 3
25' (7.62) x 13'2 (4.01)
- UTILITY ROOM

FIRST FLOOR

- LIVING/DINING/KITCHEN
38'4 (11.68) x 25'3 (7.70)

SECOND FLOOR

- BEDROOM 2
17'4 (5.28) x 13' (3.96)
- BEDROOM 4
13 (3.96) x 12'10 (3.91)
- BEDROOM 5
12'10 (3.91) x 11'5 (3.48)

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

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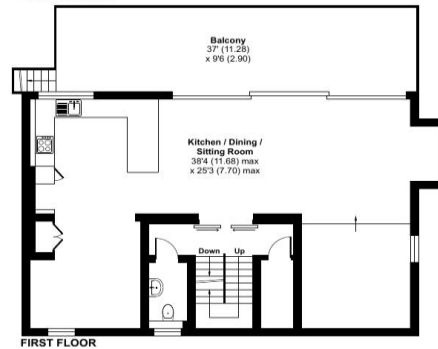
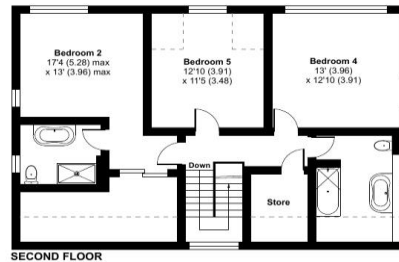
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Warmwell Road, Crossways, Dorchester, DT2

Approximate Area = 2963 sq ft / 275.2 sq m
Limited Use Area(s) = 115 sq ft / 10.6 sq m
Total = 3078 sq ft / 285.8 sq m

For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Falco 1 Limited. REF: 1124480

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.



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EPC TO FOLLOW

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.

