



# OVERTON ISLAND 5

5 OVERTON ISLAND, SILVERLAKE, DT2 8GG

Overton Island 5 is a modern, 3-storey Dorset Barn with a lake views and access via its own private jetty. This spacious property offers a perfect family holiday home with stunning views from all levels of the property.

**OIEO £1,300,000**

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

- Freehold
- 5 bedrooms
- 4 bathrooms (3 Ensuite)
- Double boat store
- Direct lake access
- Driveway for 5 cars
- EV car charger
- Jetty
- South facing

## The Property

Overton Island 5 is a contemporary and elegant 3-storey barn located in Dorset. This modern property features an open-plan design on the ground floor, creating a spacious and welcoming living area which has been used solely as a family holiday home. The standout architectural feature is the full-height atrium above the kitchen, which allows natural light to flood through the entire house, enhancing its bright and airy atmosphere. Adding to its charm, the property offers stunning views of a nearby lake.

## Ground Floor

The spacious entrance hallway leads into the open-plan living/kitchen/dining area. The living area benefits from a spectacular atrium above the kitchen island, allowing the natural light to flood in from above. There is a ground floor WC, and generously sized utility room. The large, modern kitchen features a range of built in appliances, including fridge freezer, washing machine and dishwasher. A large island with breakfast peninsula allows for a smooth flow to the generous dining area off the kitchen which is ideal for entertaining and will comfortably seat 10 to 12 people. As well as a dining area, there is a further lounge area that enjoys a log-burning stove as its focal point. The ground floor provides expansive views over the garden and lake beyond with access to the rear decking through floor-to-ceiling glass sliding doors, bringing the outdoors in.

## First Floor

Stairs from the living area lead up to the first floor where you will find the large master bedroom and en suite with a shower cubicle and balcony overlooking the lake. The perfect place to enjoy your morning coffee whilst surrounded by nature. There is also a further double bedroom with an ensuite bathroom. A further two double bedrooms one with an en suite, the other with jack and jill bathroom.

## Second Floor

A further stairway leads up to the second-floor landing where you will find another two large double bedrooms with a family bathroom. This floor also has large under eaves storage.



## Outside

The house is approached via a large gate leading to the private driveway. The rear enjoys a large, garden area, giving direct lake access with plenty of decking space for alfresco dining and relaxing with friends. The driveway has ample space for five cars and the property also has the added advantage of an EV charging point and boat store. The end of the garden also has the benefit of a private jetty.

## Services

Mains water and electricity. Water and central heating via gas boiler and underfloor heating. Super fast broadband.

We have been informed that the annual Estate charges for this property are; Estate Premium charge approximately £1,944.87 + VAT and Service Charge approximately £5,743.54 inc 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.

## Location and Direction

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.

## GROUND FLOOR

- KITCHEN/RECEPTION ROOM  
23' (7.02) x 38'6" (11.75)

## FIRST FLOOR

- BEDROOM 1  
23' (7.02) x 11'11" (3.62)
- EN SUITE
- BEDROOM 2  
10'7" (3.23) x 13'9" (4.19)
- JACK AND JILL BATHROOM
- BEDROOM 3  
11'9" (3.57) x 12'3" (3.72)
- EN SUITE

## SECOND FLOOR

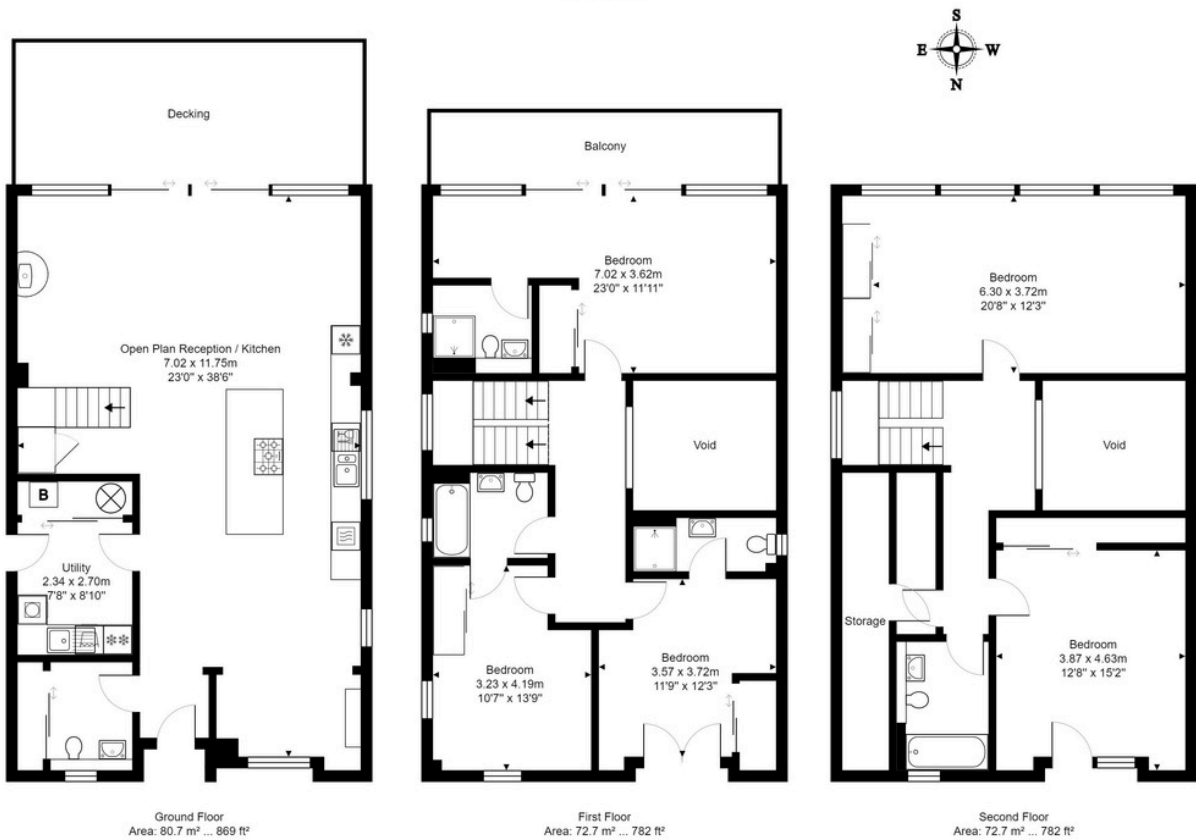
- BEDROOM 4  
20'8" (6.30) x 12'3" (3.72)
- BEDROOM 5  
12'8" (3.87) x 15'2" (4.63)

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

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5 Overton Island



Total Area: 226.1 m<sup>2</sup> ... 2434 ft<sup>2</sup> (excluding decking, balcony, void)  
All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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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.



5



4



1



1



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 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

## Renting your property

As the official holiday rental company for Silverlake, Habitat Escapes offers a professional one-to-one service to enable you to rent your holiday home with ease.

Our friendly team handle all enquiries and bookings and have exceptional relationships with owners and guests alike. We provide a meet and greet service, a guest welcome hamper, sustainable toiletries and a 24/7 on-call maintenance service. As the only onsite agent, we are able to deal with any guest enquiries swiftly and efficiently, leading to excellent reviews.

Our marketing team delivers national campaigns, press visits and a comprehensive website with a bespoke multi-functional booking system.



## Homeowner experiences

Homeowners benefit from onsite seasonal events and discounts across our restaurants. We are also able to offer discounts at our sister estate, Lower Mill Estate if you fancy a change of scenery.

**We are always open to homeowner suggestions and look forward to you joining us!**

## Keeping your property clean

Our onsite housekeeping team are always on hand to prepare for your arrival, so you can relax from the moment you arrive at your holiday home.

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

If you choose to rent out your property, the housekeeping team can arrange changeover cleans, including bed linen and welcome gifts.

