



AVALON

24a WAKELING ISLAND, SILVERLAKE, DT2 8GA

Wakeling Island 24 is a modern, 2-bedroom Dorset holiday home situated next to the Wakeling Waterways and access via the jetty. This contemporary property offers a perfect family holiday home with stunning views from all levels of the property.



ASKING PRICE £395,000

HABITAT RESALES

PART OF  HABITAT FIRST

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

- **Freehold**
- **2 bedrooms**
- **2 bathrooms (1 Ensuite)**
- **Balcony**
- **South facing**
- **Open-plan living**
- **Access to the Wakeling Waterways**
- **Communal jetty**
- **Spa access**
- **Council Tax surcharge exempt**

The Property

Wakeling Island 24 is a contemporary and elegant open-plan Dorset holiday home. This modern property features an open-plan design on the ground floor, creating a spacious and welcoming living area. This light and modern home features a log burning stove in the heart of the living area.

Ground Floor

Upon entry you are welcomed into the open-plan living/kitchen/dining area. The living area benefits from floor to ceiling doors at the front and back of the property allowing the natural light to flood in. There is a ground floor WC, to the left of the stairs. The good sized, modern kitchen features a range of built in appliances, including fridge freezer, washing machine and dishwasher. A breakfast peninsula allows additional seating for a smooth flow to the generous dining area off the kitchen which is ideal for entertaining and will comfortably seat 4 to 6 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 views over the rear of the property with access to the rear decking through floor-to-ceiling glass sliding doors, bringing the outdoors in.

First Floor

Stairs from the kitchen 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 rear of the property and the Wakeling waterways. The perfect place to enjoy your morning coffee whilst surrounded by nature. There is also a further double bedroom built in wardrobes and access to the shared rear balcony. There is also a good sized family bathroom with a bath and shower over.

Outside

The rear enjoys a good sized decking area with access and views of the Wakeling Waterways. The perfect place for alfresco dining and relaxing with friends. There is parking at the rear for one car directly at the property, with a further dedicated space close by. The property has the community telephone box library to the side, giving it a lovely traditional feel.



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 £1,841.39 + VAT and Service Charge approximately £2,944.90 +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.

Please note: Properties at Silverlake Estate are currently not subject to the council tax premium applied to second homes in some local authority areas. Buyers are advised to make their own enquiries with the relevant local council to confirm the current status.

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
- W/C

FIRST FLOOR

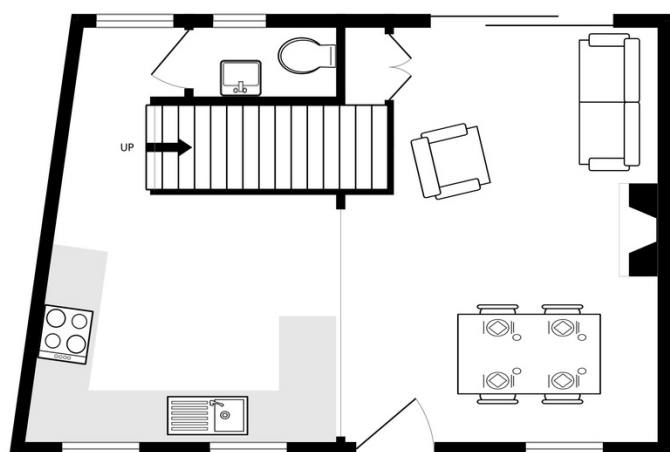
- BEDROOM 1
- EN SUITE
- BEDROOM 2

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

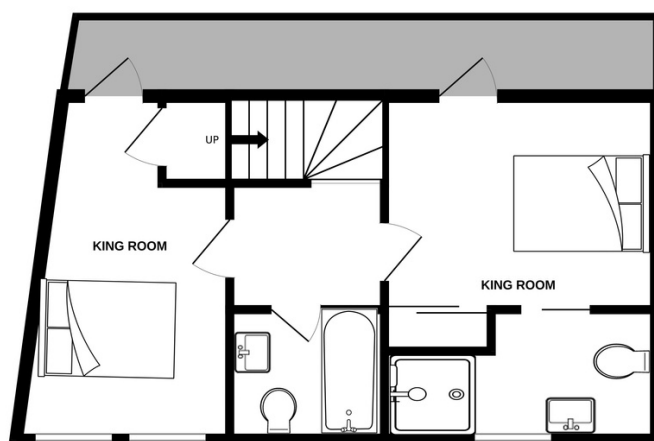
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AVALON (W124A)
GROUND FLOOR



1ST FLOOR



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		91 B
69-80	C	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.



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.



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!

