



Overton Island 9

SILVERLAKE, DORCHESTER, DT2 8GG

Occupying an exclusive and secluded large corner plot on Overton Island village, this three-storey Barn design has the added benefits of spectacular waterside access and views. It includes a double boat store, traditional rowing boat, jetty and parking for three vehicles. It comes with a fantastic additional garden plot with jetty and decking across the water from the main plot. With a proven rental history, it represents an ideal investment opportunity as well as an idyllic second home for all the family to enjoy.

OIRO £925,000

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**HABITAT
RESALES**

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SILVERLAKE, DORCHESTER, DT2 8GG

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



- 7 Bedrooms
- 3 Bathrooms
- Luxurious specification
- Parking for 3 cars and double boat store
- Private jetty with rowing boat
- Direct lake access and views
- On-Site facilities
- Income opportunity— commanding up to £5000 per week



The Property

This seven-bedroom house provides everything you could possibly need to make the most of all the estate has to offer and relax immersed in luxury at the end of the day.

Ground Floor

The open-plan ground floor incorporates the kitchen, dining room, with ample space for ten diners and living area with the addition of a cinema room/snug /. The rear of the property is full-height glass incorporating 3 sets of sliding doors, flooding the house with light and bringing the outdoors in. The hand-built, fully fitted kitchen includes an island breakfast bar, double oven, dishwasher and fridge/freezer with ice dispenser. A separate utility area houses the washing machine and tumble dryer with ample drying racks.

First Floor

The master bedroom enjoys full-height glass sliding doors to the balcony where you can make the most of the view from the moment you awake. The adjoining en-suite offers contemporary furnishings with a luxurious, freestanding bath and a separate walk-in shower cubicle. Three further bedrooms, one currently a yoga studio and a well-appointed family bathroom complete the accommodation on this floor.

Second Floor

Here you will find three more bedrooms, a double and two twin. and a large shower room.

Outside

The partially covered rear decking spans the entire width of the property, providing the perfect space for al fresco dining or enjoying an evening sundowner before dinner. The grassed area leads down to a private jetty giving easy lake access. There is also an outdoor shower and a double boat store to the front of the property which provides private parking for three cars.

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. Superfast broadband.

Maintenance Charges

We have been informed that the annual Estate charges for this property are; Estate Premium charge approximately £1500.00 + vat and Service Charge approximately £4786.20 + 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

- DINING /LIVING ROOM
- 41'7 (12.68) x 23'7 (7.19)
- SNUG
- 12'2 (3.71) x 11' 8 (3.56)
- KITCHEN
- 12'1 (3.68) x 11'4 (3.45)

FIRST FLOOR

- BEDROOM 1
- 15'10 (4.83) x 13' (3.96)
- BEDROOM 4
- 13' (3.96) x 11' (3.55)
- BEDROOM 5
- 12'1 (3.68) x 11'4 (3.45)
- YOGA STUDIO/BEDROOM 7
- 11'3 (3.43) x 10'9 (3.28)

SECOND FLOOR

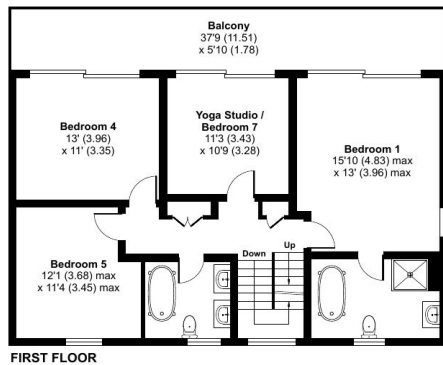
- BEDROOM 2
- 17' 5 (5.31) x 13' (3.96)
- BEDROOM 3
- 13' (3.96) x 12'5(3.78)
- BEDROOM 6
- 12'4 (3.76) x 11' (3.43)

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

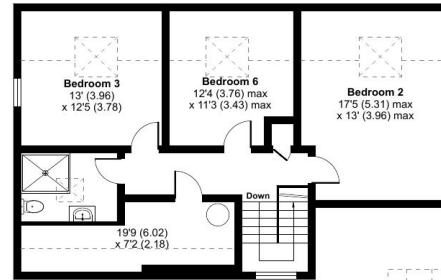
Overton Island, Warmwell Road, Crossways, Dorchester,

Approximate Area = 2538 sq ft / 235.7 sq m
 Limited Use Area(s) = 216 sq ft / 20.1 sq m
 Total = 2754 sq ft / 255.8 sq m

For identification only - Not to scale

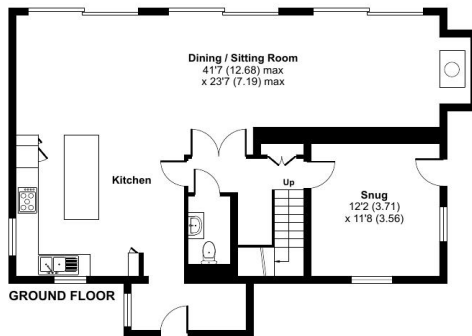


FIRST FLOOR



SECOND FLOOR

Denotes restricted head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Falco 1 Limited. REF: 1039993

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 | | 99 A |
| 81-91 | B | 84 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.

