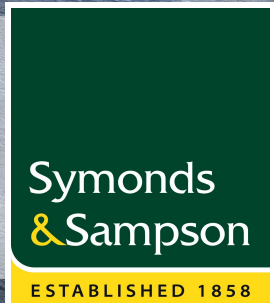




Overton Island 28, Silverlake Estate, Warmwell, Dorset

28 Overton Island is a beautiful contemporary 4 bed detached property located in the highly desirable area of Overton Island. This new build property offers a perfect family holiday home with appealing rental returns.

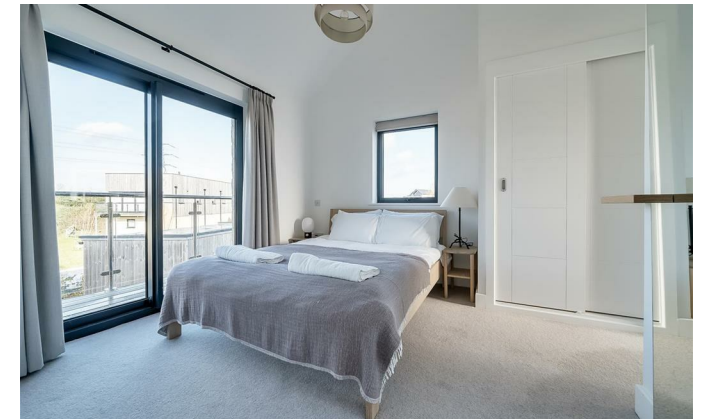
Guide Price
£695,000
Freehold



**Overton Island 28,
Silverlake Estate,
Warmwell,
Dorset, DT2 8GG**

- 4 bedrooms
- 3 bathrooms
- Luxurious specification
 - Open plan
- 2 private parking spaces
- Double on plot boat store
- Luxury on-site facilities
 - Income opportunity

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

This stylish property with Scandinavian design touches and a high specification of fixtures and fittings throughout, makes the perfect second holiday home or rental property. Settle into the peaceful serenity of the open-plan and cosy ground-floor living area with the added benefit of a recessed log burner. The property is of a modern method of construction with a timber and steel frame and SIPS panelling, providing an energy-efficient home.

Ground Floor

The ground floor incorporates a modern, open-plan kitchen with bar seating providing the perfect link to both the dining and living areas. Making evenings cosy couldn't be easier with the log fire as a central feature of the living room. The sleek and modern kitchen area has a range of built-in appliances including integrated hob with extractor while the dining area provides ample space for eight diners. Floor-to-ceiling sliding doors lead onto the rear full-width deck and west-facing garden space. The perfect place to relax and unwind after a busy day exploring the lakes, heathland and all that the Estate has to offer. A downstairs WC with a

utility cupboard housing a washer/dryer completes the ground floor accommodation.

First Floor

The bright and spacious bedrooms which include three doubles and a single with bunk beds are located on the first floor. Two of the doubles have access to the first-floor balcony; the perfect place to sit and enjoy a morning coffee. They both have the added benefit of large en-suites. A family bathroom completes the accommodation on this floor.

Outside

The rear decking leads onto a west-facing lawn and the property also benefits from a boat store and gravelled driveway.

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.

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 £1,767 + VAT and Service Charge approximately £4,686.28 + 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.

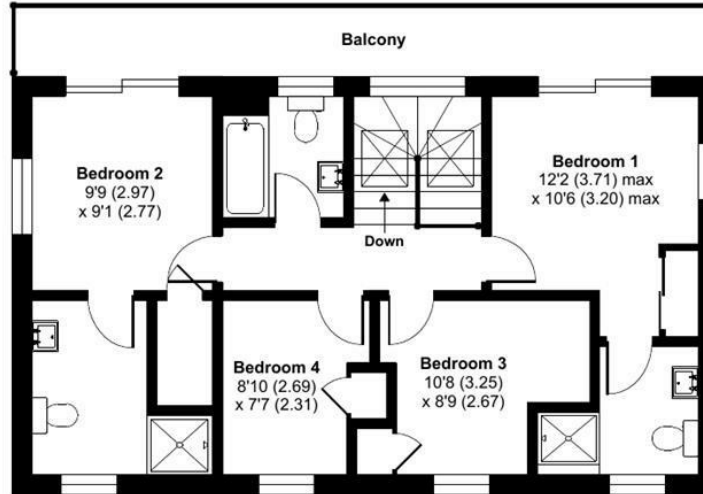
Warmwell Road, Dorchester, DT2

Approximate Area = 1479 sq ft / 137.3 sq m (includes garage)

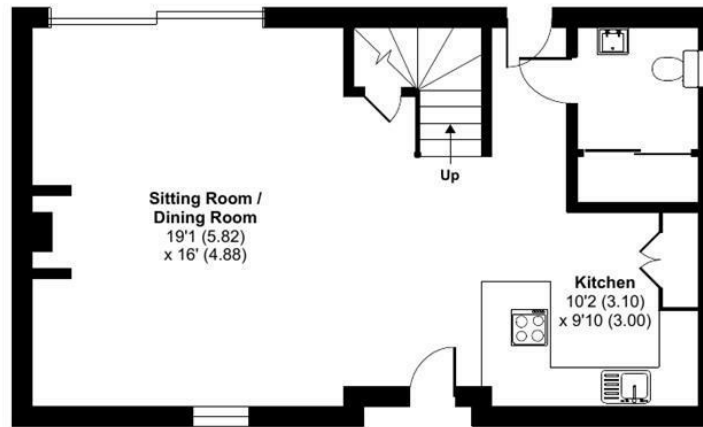
For identification only - Not to scale

Directions

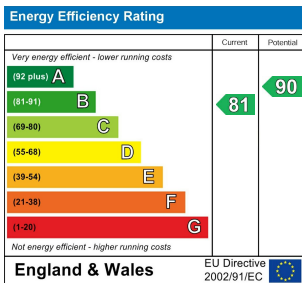
From Dorchester, proceed eastbound on the A352. Go through Broadmayne and at the Warmwell Cross roundabout, take the first exit onto the B3390, signed Warmwell. Proceed along this road for about two miles and Silverlake entrance gates will be found on your left-hand side, just prior to entering Crossways.



FIRST FLOOR



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: 1058074

Dorchester/pgs/30.01.24

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