



The Greenhouse, Warmwell Road







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Crossways, Dorchester, Dorset, DT2 8GG

Private lakeside holiday home with income potential in an exclusive gated development with superb onsite facilities and private jetty.

- Holiday home with income potential 5k per week
- Onsite swimming pool, gym cafe.
- Potential turn-key property
- Chain free
- EPC B
- Lakeside position
- Interior designer finish
- Exclusive gated development
- Freehold

Guide Price £925,000

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SITUATION

The Greenhouse is set within the Silverlake, a design-led, family-run community of holiday houses on a private nature reserve of over 500 acres. Formerly an RAF site, it has been developed with sustainability and living within nature in mind. Centred around a calming lake, Silverlake has an extensive range of outstanding activities to enjoy, including a spa, outdoor pool, adventure playground, tennis court and gym. Bikes and paddleboards can be hired. UNESCO World Heritage Site the Jurassic Coast is only slightly further afield, around 25 minutes' drive away.

Silverlake is near the historic market town of Dorchester, known as 'Casterbridge' in the novels of Thomas Hardy. The town is home to the cottage where he wrote 'Far From the Madding Crowd', which is now a National Trust site. For other cultural endeavours, Sculpture by the Lakes has over 120 pieces of sculpture set on 26 acres alongside the River Frome.

Dorchester South runs trains to London Waterloo in approximately two hours and 30 minutes. The A354 connects with the national motorway, with Exeter Airport the closest option for flights.

DESCRIPTION

The Greenhouse is a beautifully designed and presented house of the highest quality finish, set in unique surroundings to enjoy the outdoors. Being able to launch a paddle board from your very own private jetty in the garden is a real highlight and a great crowd pleaser for visiting friends and family. The house itself has been carefully designed by the present owner to give areas and zones for children to have their own spaces, whilst offering the adults the luxury of a yoga room with stunning views over the lake and sitting area in front of the wood burning stove for cosy evenings. Please note the property cannot be used as a permanent residence.

ACCOMODATION

The house is clad with contemporary weather-burnished cedar boards. Entry is via a pretty shingle path to the front porch, which is roomy enough to house shoes and coats.

From here is the open-plan kitchen, which has been smartly finished with integrated appliances and a large island. Muted green cabinetry forms an L-shape and is offset by crisp white worktops. A dining area is arranged opposite, in front of one of three sets of sliding glass doors that open to the lakeside terrace. The stunning view framed by this glazing acts as a backdrop to the internal living spaces.

Just around the corner is the living room, which is warmed by a wood burner in the cooler months. There is also a family room on this floor with a TV, as well as a handy WC and plenty of storage space.

Four generous bedrooms are dotted across the first floor, one with a large en suite and three with access to a balcony with pretty views. The family bathroom has a free-standing bath and modern brass fittings and furnishes.

A snug lies on the second floor, with two more bedrooms set in the eaves here. There is also a shower room and a utility room on this level.





OUTSIDE

To the front of the house, there is private parking for three cars and an electric charging station on the estate. In addition, there is also a generous provision of space for boat storage, bikes and paddleboards.

Lawned gardens sweep around the house on three sides with the lake at the bottom of the garden with a private jetty.

A deep, decked patio runs alongside the living space and is accessed via three large sliding doors, with plenty of space for entertaining, sunbathing and summer dining. Across the water lies a second private garden, with a jetty and decking.

On the first floor is a balcony, with direct entry from three of the four bedrooms on this storey. This spot is a brilliantly tranquil spot well-placed for yoga or an atmospheric morning coffee. A hot water outdoor shower is a considered addition for washing off sand after a day exploring the Jurassic Coast.

SERVICES

Broadband - Standard up to 18Mbps and Ultrafast up to 1000Mbps.

Mobile phone service providers available are O2 and Vodafone for voice and data services inside, in addition to EE and Three for voice and data services outside.

(Broadband and mobile phone information taken from Ofcom website. Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages.)

Timber framed construction

Mains water and electricity. Water and central heating via air source heat pump and underfloor heating. Superfast broadband.

Service Charge: £4786.29 +VAT per annum which includes management, maintenance and repair of all communal areas including lakes, pathways, etc as well as use of all facilities, and on-site security.

VIEWINGS

Strictly via the selling agent Stags

DIRECTIONS

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.

Approximate Area = 2658 sq ft / 246.9 sq m
 Limited Use Area(s) = 127 sq ft / 11.7 sq m
 Outbuilding = 247 sq ft / 22.9 sq m
 Total = 3032 sq ft / 281.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1215047



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



