



Symonds  
& Sampson

# 5 Beaumont Village Silverlake

Warmwell Road, Crossways, Dorchester, Dorset

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Warmwell Road, Crossways  
Dorset, DT2 8FU

A modern three-bedroom home situated in the sought-after Beaumont Village at Silverlake, enjoying attractive views towards Beaumont Lake.



- Spacious two-storey Summer House design
  - Open-plan living and dining space
  - Log burner creates cosy focal point
- Well-appointed kitchen with granite worktops
- Three bedrooms including principal en suite
  - Underfloor heating throughout property
  - Backing onto open fields and countryside

Guide Price **£465,000**

Freehold

Dorchester Sales  
01305 261008  
[dorchester@symondsandsampson.co.uk](mailto:dorchester@symondsandsampson.co.uk)



## THE PROPERTY

A generous two-storey "Summer House" design, attractively positioned within Beaumont Village.

The ground floor is arranged in an open-plan style, with the sitting room forming the principal focal point, centred around a log burner that provides a warm and inviting atmosphere. The layout offers a comfortable and versatile living space, well suited to both relaxation and entertaining.

The kitchen is positioned at the heart of the home and is well appointed with a range of fitted units providing ample storage and work surfaces, complemented by granite worktops and a breakfast bar. Large windows allow for excellent natural light, and there is a comprehensive range of integrated appliances including a fridge/freezer, washer/dryer, dishwasher and oven. There is ample space for a dining table adjacent to the kitchen, creating an ideal setting for family meals. A cloakroom completes the ground floor accommodation.

On the first floor, the property offers three well-proportioned bedrooms, each benefiting from good natural light and storage. The principal bedroom is particularly noteworthy, featuring a vaulted ceiling which enhances the sense of space, together with an en suite shower room. There is a further double bedroom and a bunk room, suitable for children, guests or alternatively a study. The family bathroom is fitted with a modern suite comprising a bath with shower over.

The first floor and staircase are carpeted, and the property benefits from underfloor heating throughout, contributing to both comfort and a clean, contemporary finish without the need for radiators.

## OUTSIDE

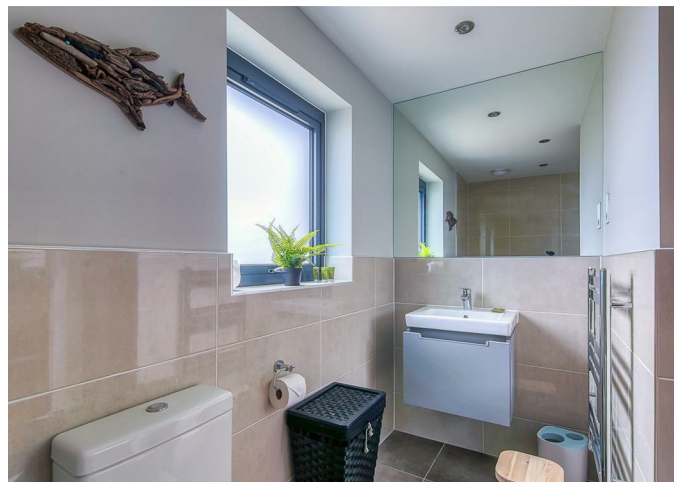
Beaumont Village is an attractive and well-established setting within Silverlake, surrounded by natural landscape and forming the original phase of the development. Beaumont Lake and its jetty are situated approximately 70 yards from the property, providing a pleasant outlook and a tranquil environment.

The property is conveniently located within a short walk of the on-site spa facilities, which include a heated swimming pool, treatment rooms and bar. Nearby leisure amenities also include a children's play area, as well as tennis and multi-use games courts.

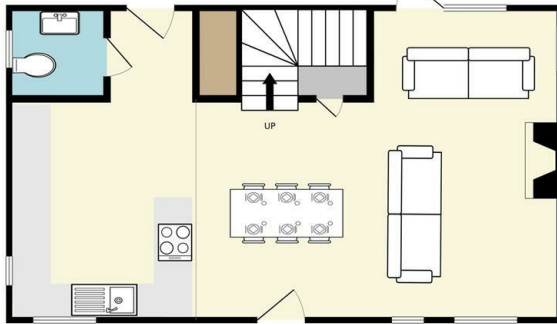
The property further benefits from private canoe storage and enjoys a particularly appealing position backing onto open fields, affording a high degree of peace and seclusion with direct access to the surrounding countryside

## SITUATION

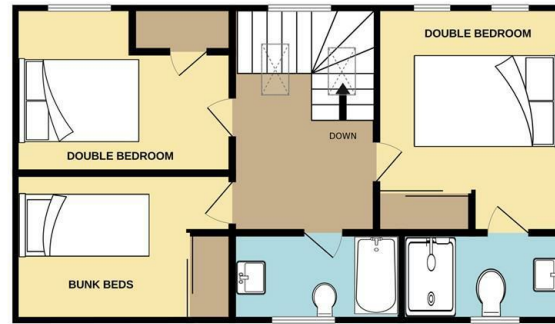
Silverlake is a private development tucked away to enable homeowners to enjoy all the benefits available to them, with access to the spa, lakes and acres of countryside for walking, biking and much more. The coast is only a short distance away with pebble beaches at Ringstead as well as Weymouth Beach with its golden sands. There is a train station with mainline service to London Waterloo at Moreton, just two miles along the road and amenities including a shop and village pub are nearby.



BEAUMONT VILLAGE (BV05)  
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 mis-statement. 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.  
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## DIRECTIONS

What3words:///crank.impaed.creatures

## SERVICES

Mains water, electricity and drainage are connected.  
Air source heat pump.

Broadband - Ultrafast speed available  
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Dorset Council - 01305 251010

## MATERIAL INFORMATION

Properties at Silverlake are not currently subject to the council tax premium that may apply to second homes in certain local authority areas. Prospective buyers are advised to make their own enquiries with the relevant local authority to confirm the current position.

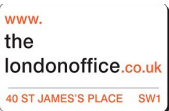
Silverlake is a private holiday home development. While properties can be enjoyed throughout the year, they cannot be used as a primary residence.

Please note that council tax may not be payable if the property is let for the required number of nights per annum and is registered for Small Business Rate Relief.

We have been informed by Habitat annual fees of:  
Annual General & Designated Service Charge £4,909.28 plus VAT. Annual General & Designated Reserves £260.01 plus VAT. Estate Premium charge £1,438.79 plus VAT. Conservation charge £71.94

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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	

Dorchester/SXP/19.05.2026 rev



01305 261008

dorchester@symondsandsampson.co.uk  
Symonds & Sampson LLP  
9 Weymouth Avenue, Brewery Square,  
Dorchester, Dorset DT1 1QR



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All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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