



Symonds
& Sampson

Beaumont Village Silverlake

Warmwell Road, Crossways, Dorset

30 Beaumont Village Silverlake

Warmwell Road, Crossways
Dorset, DT2 8FU

A modern lakeside cottage with garden, balcony views, and stylish open-plan living, set within the exclusive Silverlake development.



- Enclosed garden with village green access
- Contemporary open-plan living space
 - Stylish kitchen with breakfast bar
 - Cosy lounge with log burner
 - Bi-fold doors to garden decking
 - Two bright, airy bedrooms
- Balcony with stunning lake views
 - Built in 2017

Guide Price **£360,000**

Freehold

Dorchester Sales
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THE PROPERTY

The property boasts an enclosed garden that provides direct access to a central village green, offering a serene outdoor space for relaxation and recreation. This feature enhances the overall appeal of the property. Inside, the cottage offers contemporary open-plan accommodation, creating a modern and inviting atmosphere for guests. The layout seamlessly integrates the living, dining, and kitchen areas, promoting a sense of connectivity and space within the interior, perfect for entertaining.

Ground floor

As you step inside, the ground floor greets you with a sleek and modern kitchen to your left. It showcases a generously sized breakfast bar, offering ample space for both meal preparation and casual dining. This contemporary kitchen seamlessly flows into the open plan living and dining area on the right, creating a harmonious and inviting space for relaxation and entertainment. In the lounge area, a prominent feature is the log burner, infusing warmth and character into the room. Its central position makes it an inviting focal point, ideal for unwinding after a day of exploration or enjoying cosy evenings indoors. Additionally, the lounge boasts bi-folding doors that lead directly onto the decking and into the enclosed garden. Towards the rear of the property next, you'll find a conveniently located WC.

First floor

Ascending to the first floor, you'll discover two light-filled, airy bedrooms and a family bathroom. The master bedroom boasts a contemporary ensuite shower room, offering enhanced privacy and convenience. The second bedroom is a versatile twin room, which could alternatively serve as a cosy small double. What truly distinguishes this property is its rear balcony spanning the width of the entire house, accessible from both bedrooms. This expansive outdoor space provides an idyllic setting for savouring a morning coffee while taking in picturesque views of the lake, adding an exceptional touch to the property's charm and appeal.

OUTSIDE

The property features a charming, enclosed rear garden, bathed in sunlight, creating a delightful space for private relaxation. This sunny garden is ideal for pets or small children, providing a safe and secure outdoor area for them to play and explore. Just beyond the garden boundary lies a spacious communal green for all neighbouring properties to come together and enjoy.

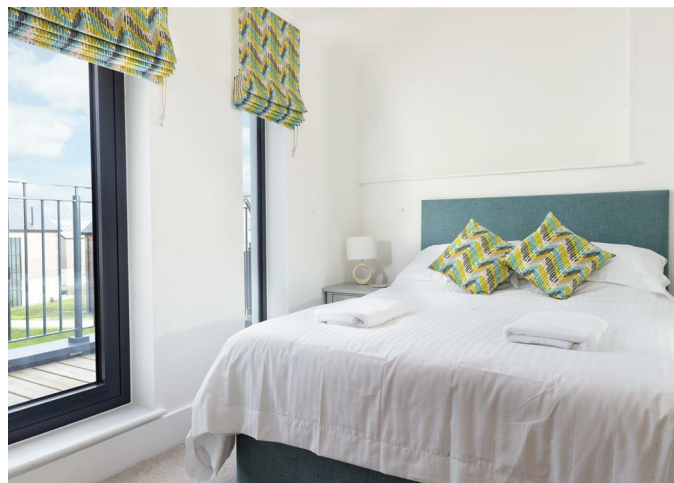
SITUATION

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 (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

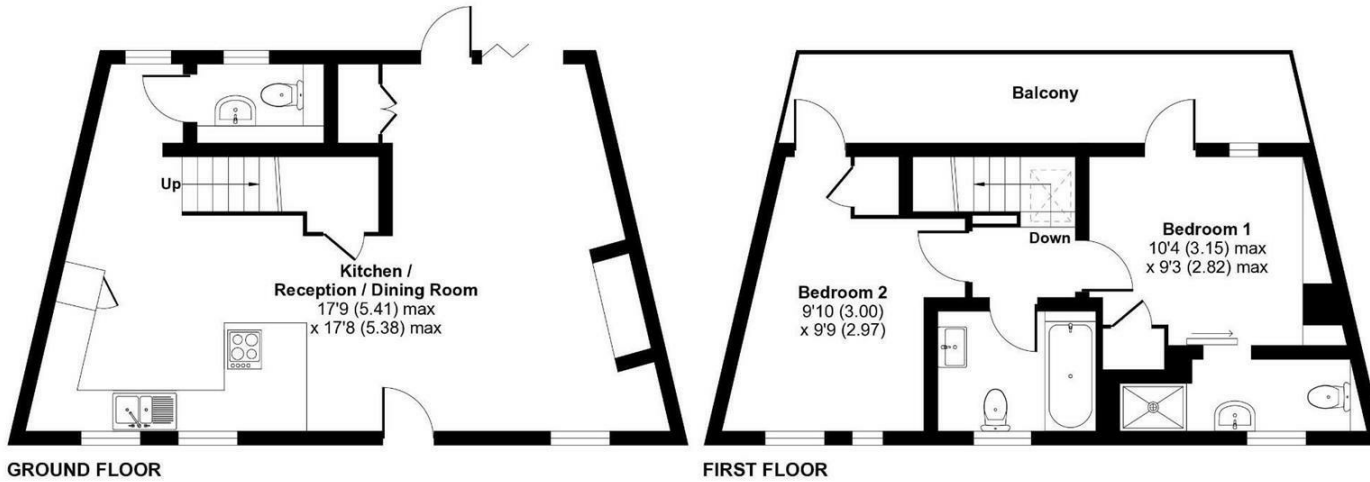
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Beaumont Village, Warmwell, DT2

Approximate Area = 860 sq ft / 79.9 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Falco 1 Limited. REF: 1107092

SERVICES

All main services are connected.

Gas-fired central heating.

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 £5,163.08 plus VAT. Annual General & Designated Reserves charge £322.60 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			93
(81-91) B		81	
(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/KWI/05.05.2026



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