

Symonds
& Sampson

ESTABLISHED 1858

1 Overton Island Silverlake

Warmwell Road, Crossways, Dorchester, Dorset

1 Overton Island Silverlake

Warmwell Road
Crossways, Dorchester
Dorset, DT2 8GG

A stunning south facing lakeside home beautifully presented with direct access to the water via your own private jetty.

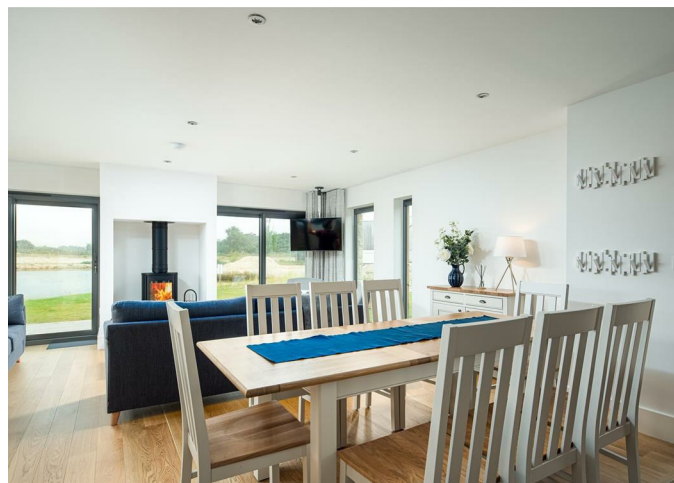


- South-facing contemporary residence
 - Elegant interiors
- Parking and canoe store
 - Private Jetty
- Direct access to lake
 - On-site facilities
 - Rental income
- Council tax surcharge exempt

Guide Price **£715,000**

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

Overton Island boasts elegant interiors, generous living spaces set within a tranquil setting.

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. Floor-to-ceiling sliding doors lead onto the rear full-width deck and south-facing garden space taking in the lovely view across the lake toward the nature reserve. Downstairs includes a practical utility room/wet room with WC, ideal for rinsing off after outdoor adventures.. The first floor comprises four well-proportioned bedrooms, two with ensuite. The fourth bedroom would be ideal for children or guests, currently configured for bunk beds. A family bathroom completes the accommodation on this floor.

OUTSIDE

Enjoy lake views from the generous wraparound terrace, with child or pet-friendly balustrade perfect for al fresco dining, morning coffee or evening drinks. With ample space for seating and lounging, the outdoor area is designed to make the most of the tranquil setting. The property also includes allocated off-road parking a dedicated canoe store, ideal for paddleboards, kayaks or other water sports.

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.

DIRECTIONS

What3words///jaws.cooked.clicker

SERVICES

All main services are connected. Gas-fired central heating.

MATERIAL INFORMATION

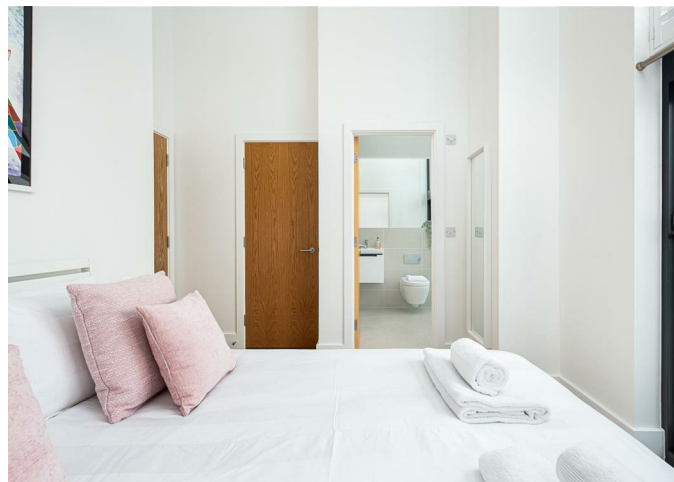
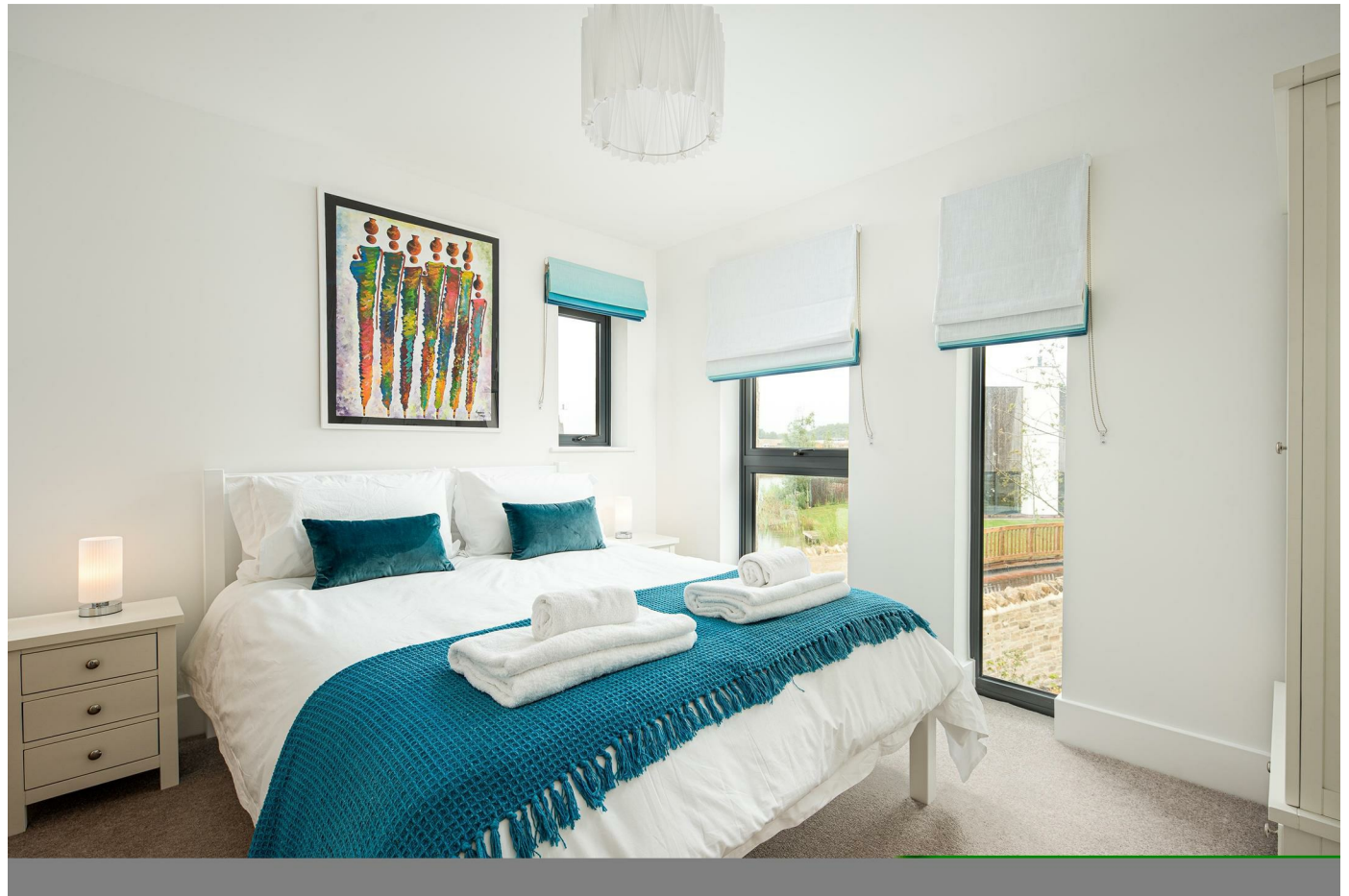
Properties at Silverlake are not currently subject to the council tax premium that may apply to second homes in certain local authority areas. Prospective buyers are advised to make their own enquiries with the relevant local authority to confirm the current position.

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:

General service charge £3,244.75 plus VAT. Designated service charge spa £1,924.29 plus VAT. Estate Premium charge £2,397.28 plus VAT.
Conservation charge £66.59

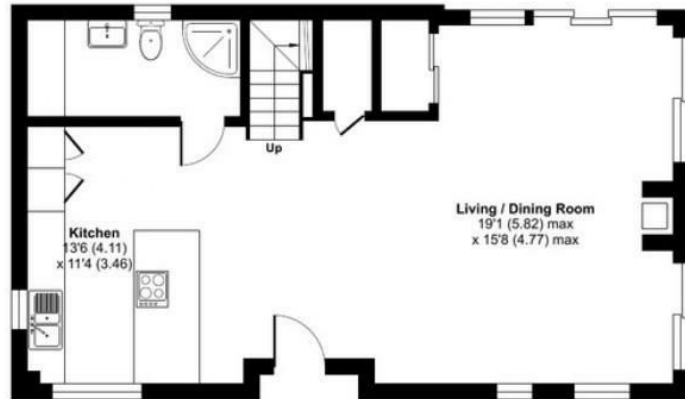


OVERTON ISLAND 1

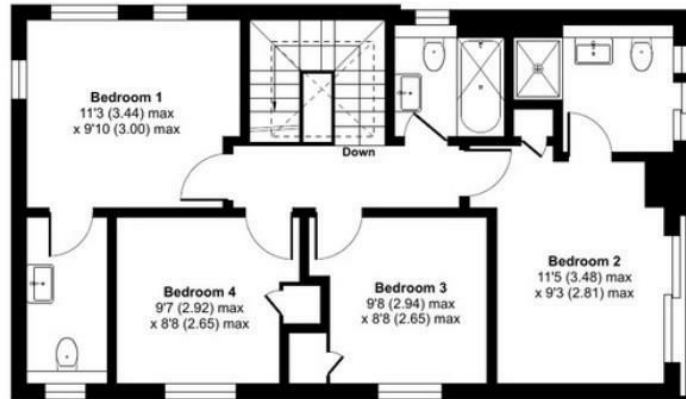
Warmwell Road, Crossways, Dorchester, DT2

Approximate Area = 1266 sq ft / 117.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2025. Produced for Falco 1 Limited. REF: 1331440

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.

Dorchester/KW/01.05.2026 rev



01305 261008

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT