



Symonds
& Sampson

Avalon, 24A Wakeling Island Silverlake

Warmwell Road, Crossways, Dorset

24A Wakeling Island

Silverlake

Warmwell Road, Crossways,
Dorset, DT2 8GA

A modern 2-bedroom Dorset holiday home, located by the Wakeling Waterways and access via the jetty. This contemporary property offers a perfect family holiday home with stunning views from all levels of the property.



- Contemporary open-plan living design
 - Two stylish double bedrooms
 - Two bathrooms, including en-suite
- South-facing balcony with tranquil views
 - Bright, sociable open-plan living
 - Direct Wakeling Waterways access
 - Use of exclusive communal jetty
 - Spa access within private estate

Guide Price **£395,000**

Freehold

Dorchester
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

24A Wakeling Island is a contemporary and elegant open-plan Dorset holiday home. This modern property features an open-plan design on the ground floor, creating a spacious and welcoming living area. This light and modern home features a log burning stove in the heart of the living area.

Ground Floor

Upon entry you are welcomed into the open-plan living/kitchen/dining area. The living area benefits from floor to ceiling doors at the front and back of the property allowing the natural light to flood in. There is a ground floor WC, to the left of the stairs. The good sized, modern kitchen features a range of built in appliances, including fridge freezer, washing machine and dishwasher. A breakfast peninsula allows additional seating for a smooth flow to the generous dining area off the kitchen which is ideal for entertaining and will comfortably seat 4 to 6 people. As well as a dining area, there is a further lounge area that enjoys a log burning stove as its focal point. The ground floor provides views over the rear of the property with access to the rear decking through floor-to-ceiling glass sliding doors, bringing the outdoors in.

First Floor

Stairs from the kitchen area lead up to the first floor where you will find the large master bedroom and en suite with a shower cubicle and balcony overlooking the rear of the property and the Wakeling waterways. The perfect place to enjoy your morning coffee whilst surrounded by nature. There is also a further double bedroom built in wardrobes and access to the shared rear balcony. There is also a good sized family bathroom with a bath and shower over.

OUTSIDE

The rear enjoys a good sized decking area with access and views of the Wakeling Waterways. The perfect place for alfresco dining and relaxing with friends. There is parking at the rear for one car directly at the property, with a further dedicated space close by. The property has the community telephone box library to the side, giving it a lovely traditional feel.

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.

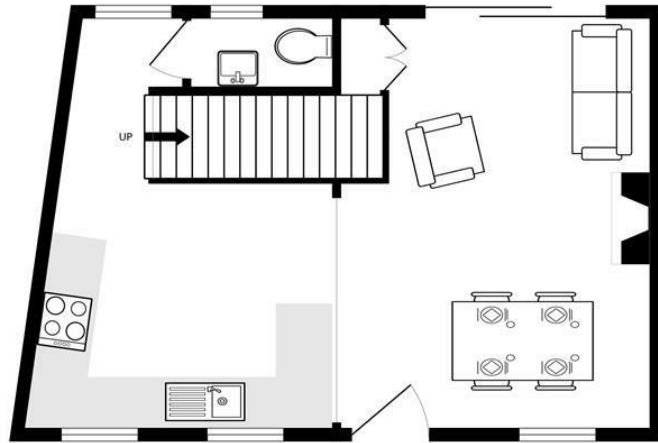
There is a train station with a mainline service to London Waterloo at Moreton, just two miles along the road and amenities including a shop and village pub are nearby.

DIRECTIONS

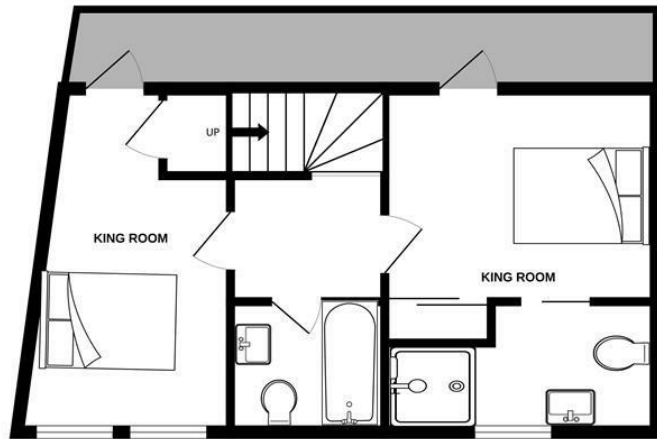
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**AVALON (W124A)
GROUND FLOOR**



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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SERVICES

Mains electricity, gas and water are connected.
Sewage treatment plant.

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 £5,121.52 plus VAT. Annual General & Designated Reserves £322.60 plus VAT.

Estate Premium charge £2,058.26 plus VAT. Conservation charge £102.92.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C	80	
(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/05.05.2026



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