



## 21 BEAUMONT VILLAGE, SILVERLAKE, DT2 8FU

An impeccably presented detached property at the top of Beaumont Village, boasting spectacular rooftop terrace views across the estate. With bright open-plan living, generous outdoor space, and access to Silverlake's spa, pool, trails, and lakeside leisure facilities, it offers both a serene retreat and excellent rental potential.

# Asking Price £625,000

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Viewings by appointment only via Habitat Resales on  
[resales@habitatfirstgroup.com](mailto:resales@habitatfirstgroup.com)

- Freehold
- South facing
- 3 / 4 bedrooms
- 3 bathrooms
- Parking
- Large private rooftop terrace
- Double boat store
- On-site facilities
- Spa access
- Decked seating area
- Council tax surcharge exempt

## The Property

Beaumont Village 21 is a stylish and well-appointed three / four - bedroom south-facing property, set in an elevated position at the top of Beaumont Village. Flooded with natural light, the property offers a spacious open-plan layout ideal for both relaxing and entertaining. A standout feature is the large private roof terrace, offering far-reaching views across the estate. With generous outdoor space, stylish interiors, private parking and a double boat store, 21 Beaumont Village set in a prime village location is perfect for those seeking a relaxing escape or rental investment opportunity.

## Ground Floor

A welcoming entrance leads into an open-plan living/dining/kitchen with natural light from floor-to-ceiling glazing and patio doors, seamlessly connecting indoor living to the decked outdoor space. The living area with log burner, feels inviting and relaxed. A separate snug/TV nook adds flexibility for family time. There is also a cloakroom and w.c. on this floor.

## First Floor

The master bedroom benefits from a private balcony and an en-suite shower room. Two further king-size bedrooms also open onto a shared balcony with views over the estate. A family bathroom with a bath and shower serves the upper floor.

## Outside

Enjoy panoramic views from the dedicated rooftop terrace- perfect for al fresco dining and morning coffees. The ground-floor decking offers a comfortable outdoor dining space with charcoal BBQ. The gravel driveway provides parking for up to three cars. There is also a double boat store providing useful storage. Positioned at the top of Beaumont Village, this house holds a premier and tranquil position in a picturesque setting, surrounded by natural beauty and rich in charm. As the first village established at Silverlake, it enjoys a mature landscape and a strong sense of community. The property is situated just yards from the serene Beaumont Lake and its jetty, offering peaceful lake views and direct access to nature right on your doorstep. Perfectly placed for relaxation and recreation, the cottage is only a two-minute walk from the on-site spa, which features a heated swimming pool, a variety of luxurious treatments, and a welcoming bar—ideal for unwinding at any time of day. For families, there is a children's play park nearby, as well as tennis courts and a multi-use games area (MUGA), all within easy reach of the spa. For water enthusiasts, the property also benefits from its own private canoe storage, making it easy to enjoy the lake and surrounding waterways.



## Services

Mains water and electricity. Water and central heating via ASHP and underfloor heating. Super fast broadband.

The current annual Estate charges for this property are approximately £1348.66 Estate Premium charge and £5,891.13 + VAT Service Charge. This pays for management, maintenance and repair of all communal areas including lakes, pathways, play areas, tennis court, MUGA court etc. as well as family membership of the Hurricane Spa which is set to become a homeowner Spa in 2026 and on-site security and management. Please note: Properties at Silverlake / Lower Mill Estate are currently not subject to the council tax premium applied to second homes in some local authority areas. Buyers are advised to make their own enquiries with the relevant local council to confirm the current status.

## Location and Directions

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: 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.

GROUND FLOOR

- KITCHEN/LIVING ROOM - 20'4 (6.19) x 14'8 (4.48)
- RECEPTION ROOM / BEDROOM 4 - 10'2 (3.09) x 9'1 (2.76)
- UTILITY ROOM - 6'8 (2.04) x 6'8 (2.03)

FIRST FLOOR

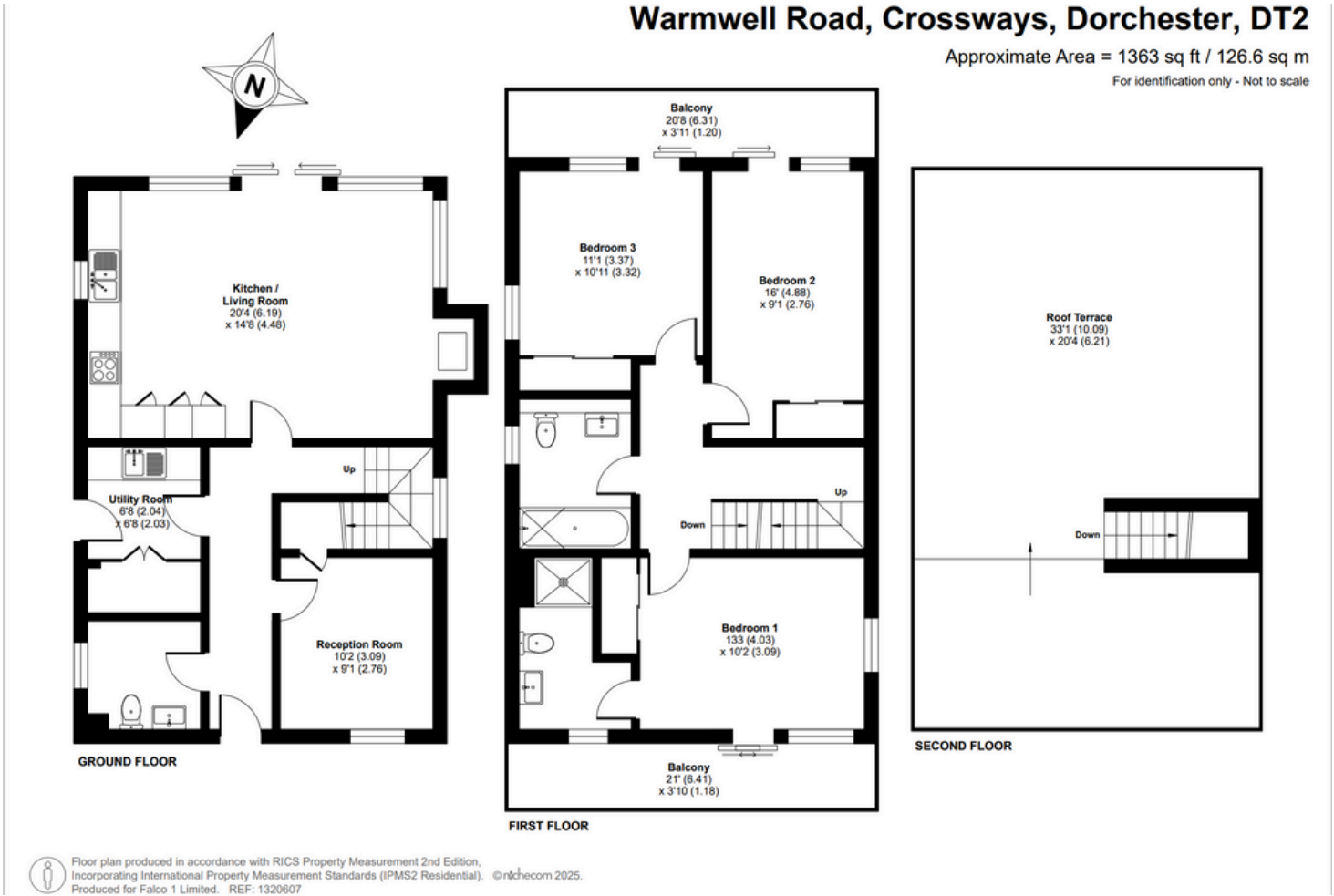
- BEDROOM 1 - 13'3 (4.03) x 10'2 (3.09)
- BEDROOM 2 - 16' (4.88) x 9'1 (2.76)
- BEDROOM 3 - 11'1 (3.37) x 10'11 (3.32)
- BALCONY - 20'8 (6.31) x 3'11 (1.20)

Properties at Silverlake are for use as holiday homes and cannot be used as a Principle Primary Residence.

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Warmwell Road, Crossways, Dorchester, DT2

Approximate Area = 1363 sq ft / 126.6 sq m  
For identification only - Not to scale



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.



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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# HOMEOWNER SERVICES

When purchasing a holiday home at Silverlake, you have the benefit of enjoying exclusive access to a range of our in-house services, that are on hand to cater for all of your property needs

## Renting your property

As the official holiday rental company for Silverlake, Habitat Escapes offers a professional one-to-one service to enable you to rent your holiday home with ease.

Our friendly team handle all enquiries and bookings and have exceptional relationships with owners and guests alike. We provide a meet and greet service, a guest welcome hamper, sustainable toiletries and a 24/7 on-call maintenance service. As the only onsite agent, we are able to deal with any guest enquiries swiftly and efficiently, leading to excellent reviews.

Our marketing team delivers national campaigns, press visits and a comprehensive website with a bespoke multi-functional booking system.



## Homeowner experiences

Homeowners benefit from onsite seasonal events and discounts across our restaurants. We are also able to offer discounts at our sister estate, Lower Mill Estate if you fancy a change of scenery.

**We are always open to homeowner suggestions and look forward to you joining us!**



## Keeping your property clean

Our onsite housekeeping team are always on hand to prepare for your arrival, so you can relax from the moment you arrive at your holiday home.

In addition to arrival cleans, we can also offer mid-stay and deep cleans.

If you choose to rent out your property, the housekeeping team can arrange changeover cleans, including bed linen and welcome gifts.

