



5 BEAUMONT VILLAGE, SILVERLAKE, DT2 8FU

5 Beaumont Village is a modern, 2-storey Summer House with through-views of Beaumont Lake, conveniently located for swimming, water sports or even a woodfired pizza at the Yurt. This organised, well equipped, quaint property offers a perfect family holiday home which is close to the site amenities, such as the Hurricane Spa and the Activity Hub.

PRICE £475,000

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RESALES

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Viewings by appointment only via Habitat Resales
resales@habitatfirstgroup.com

- **Freehold**
- **3 bedroom Summer house**
- **2 bathrooms (1 Ensuite)**
- **Canoe store**
- **Driveway for 2 cars**
- **Garden**
- **Log burner**
- **Lake views & Nature access**
- **Council Tax surcharge exempt**

The Property

5 Beaumont Village is a charming property. A generous 2-storey Summer House design located in Beaumont Village, Silverlake. This modern 3 bedroom property features an open-plan design on the ground floor. The living room has a log burner which offers an inviting cosy living space, creating warmth and character. From the property there is stunning views of the nearby lake through the large open windows from the 1st floor and the master bedroom has an elevated ceiling giving the property a spacious feel and vast amounts of natural light.

Ground Floor

Upon entering the property there is a well appointed kitchen situated at the heart of the home, offering ample amounts of storage and workspace. The kitchen has a breakfast bar with Dorset granite worktops. The kitchen has large windows allowing the natural light to flood in and features a range of built in appliances, including fridge freezer, washer dryer, dishwasher and an integrated oven. The living area benefits from a log burner being the focal point, with plenty of space for the family to enjoy. There is space for a table and chairs close to the kitchen area making it the perfect spot for family meals. The property also benefits from a downstairs W/C.

First Floor

The first floor of this idyllic holiday home features a well designed layout consisting of 3 bedrooms. Each bedroom offers plenty of natural light and storage space. Particularly the master bedroom which has an ascending ceiling creating a sense of openness and vast space. The property has a master bedroom with ensuite and a large double room, with an additional bunk room, perfect for children, guests, or as a home office. The family bathroom includes modern features including a sleek bathtub, overhead shower, designed for practicality and style. With a functional layout and quality finishes offering a perfect space for comfort and convenience. Additionally the first floor and stairs is carpeted and the underfloor heating preserves the space in the bedrooms without the need for radiators or heating units adding to the sleek modern style.



Outside

Beaumont Village is a beautiful mature setting surrounded by nature, the first village built at Silverlake. Beaumont lake and jetty is only 70 yards away from the property offering views of the lake in a peaceful village. The property is a two minute walk to the spa which offers a heated pool, range of treatments and a bar. There is a park, tennis and MUGA courts close to the spa where the children can play. The property has it's own private canoe storage. This Summer House backs onto open fields giving calming, peaceful and quiet access to nature.

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; Estate Premium charge approximately £1,944.87 + VAT and interim guideline figure Service Charge approximately £5,170 excluding VAT. 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 and on-site security and management. Please note: Properties at Silverlake 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

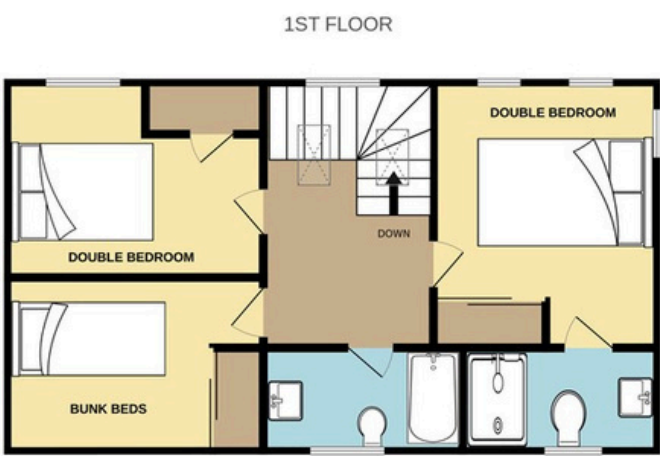
- LIVING/DINING - 5.71 x 4.91m
- KITCHEN - 3.61 x 2.67m
- WC - 1.54 x 1.42m

FIRST FLOOR

- BEDROOM 1 - 3.13 x 3.51 m
- EN SUITE - 2.73 x 1.29 m
- BEDROOM 2 - 2.68 x 2.40 m
- BATHROOM - 2.87 x 1.89 m
- BEDROOM 3 - 2.78 x 2.40 m

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

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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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 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.

