



## 16 BEAUMONT VILLAGE

SILVERLAKE, DORCHESTER, DT2 8FU

Rowan Cottage is an impressive property, wrapped in oak, occupying a corner plot. Situated in the popular Beaumont Village area of Silverlake, this delightful residence offers the perfect opportunity for a second home and rental income.

OIRO £535,000



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Viewings by appointment only via Habitat Resales on +44 (0)333 241 6615 or [resales@habitatfirstgroup.com](mailto:resales@habitatfirstgroup.com)



- 3 Bedrooms
- 2 Shower Rooms
- 1 Bathroom
- Luxurious Specification
- Parking and Canoe Store
- Enclosed Garden
- Decked Seating Area
- On-Site Facilities
- Income Opportunity



### The Property

This delightful west-facing three-bedroom cottage offers generous accommodation and enjoys open plan living on the ground floor with a private enclosed garden and benefits from access to on site facilities, such as the spa and nature trails.

### Ground Floor

The ground floor offers a spacious open plan living design which provides a fully fitted kitchen with hob, oven, microwave, dishwasher and a washing machine/dryer. The lounge/diner has triple aspect windows and space for a family dining table with bifolding doors leading to deck and garden. There is also a ground floor shower room and WC which was an addition.

### First Floor

The bright and airy landing provides access to three good-sized bedrooms. The master bedroom has an ensuite shower-room and WC, along with a fitted wardrobes and vanity unit. Bedrooms two and three have access to the family bathroom on the landing, both benefitting from fitted wardrobes. Bedroom two is a double bedroom, whilst bedroom three has bunk beds. The whole first floor has elevated ceilings which was an addition, providing a bright spacious feel to the property.

### Outside

The property comes with the benefit of a canoe store, plus two private parking spaces. Bifolding doors overlook the deck and enclosed garden. Being on a west-facing plot, the garden enjoys a nice evening aspect. There is an additional dining deck at the bottom of the garden. Furniture is available by separate negotiation.

### 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

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 the Silverlake entrance gates will be found on your left-hand side, just prior to entering Crossways.

### Services

Mains water and electricity. Water and central heating via air source heat pump, ground floor underfloor heating and additional first floor electric radiators. Super-fast broadband.

### Maintenance Charges

We have been informed that the annual Estate charges for this property are; Estate Premium charge is approximately £1,663.08, Service Charge is approximately £4786.20 + VAT. This pays for management, maintenance and repair of all communal areas including lakes, pathways, play areas, tennis court, MUGA court etc. family membership of the Hurricane Spa and on-site security and management.



## GROUND FLOOR

- KITCHEN/LIVING ROOM
- 30'6 (9.30) x 16'1 (4.60)

## FIRST FLOOR

- BEDROOM 1
- 11'9 (3.58) x 10'2 (3.10)
- BEDROOM 2
- 11'5 (3.48) x 7'10 (2.39)
- BEDROOM 3
- 11'5 (3.48) x 7'10 (2.39)

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

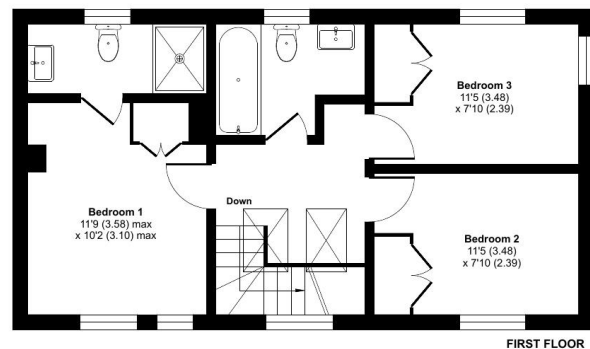
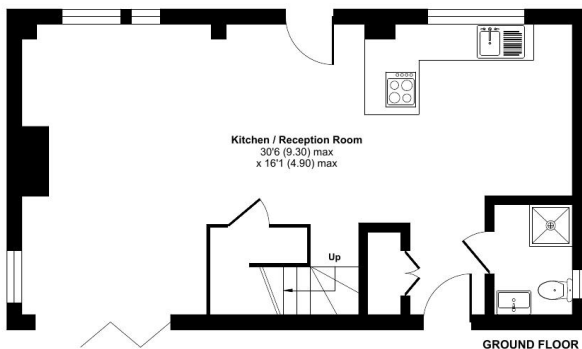
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## SILVERLAKE, DORCHESTER, DT2 8FU

Approximate Area = 000 sq ft / 000 sq m (excludes void) Limited Use  
 Area(s) = 000 sq ft / 000 sq m Total = 000 sq ft / 000 sq m  
 For identification only - Not to scale

### Warmwell Road, Crossways, Dorchester, DT2

Approximate Area = 982 sq ft / 91.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2022. Produced for Falco 1 Limited. REF: 870045

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.



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

## Habitat Escapes

As the official holiday rental company for Silverlake, Habitat Escapes offers a professional one-to-one service and removes all of the traditional headaches associated with renting a holiday home. We understand the emotional and financial costs associated with your holiday home and that it needs to be well looked after.

Our full management service removes all the hassle of letting a property and includes housekeeping, a national PR and marketing campaign and a comprehensive website with a bespoke multi-functional booking system.

Our friendly team handle all of the enquiries and bookings and have exceptional relationships with owners and guests alike. Once on site, we provide a meet and greet service, welcome hamper for your guests, complimentary toiletries and a 24/7 on-call maintenance service. As the only agent based on site, we are able to deal with any issues during a guest's stay swiftly and efficiently, leading to excellent reviews.



## Habitat Housekeeping

Our onsite Housekeeping team are always on hand and will ensure everything is taken care of in preparation for your arrival, so you can relax from the moment you arrive at your holiday home. In addition to arrival cleans, we can offer mid-stay cleans, sanitisation and deep cleans.

If you choose to rent out your property, the Housekeeping team is also on hand to arrange changeover cleans, including bed linen and welcome gifts.

As the official onsite team, Habitat Housekeeping's understanding of the properties is second to none.

## Habitat Maintenance

The maintenance Team is responsive 24/7 to help you keep your property looking its best year-round.

Our small works division can now offer a range of services including project management, property upgrades, decking enhancement, boat store lofts and house decoration.

Most work can be completed onsite by our team allowing a more competitive service and we have also built up a list of reliable local contractors to facilitate any other works.

We can offer an annual or bespoke maintenance package including spider, algae and deck treatments, window cleaning (including high reach and skylights) and all relevant safety certification and utilities servicing where required.

