



Baxter's Rise 27

SILVERLAKE, DORCHESTER, DT2 8GR

Baxter's Rise 27 is a fantastic opportunity to purchase a new build, with no build timeframe! This splendid property offers a unique first-floor living design. Situated in our new, upcoming village, this beautiful residence provides idyllic views over Wakeling Island and a glimpse over the lakes.

OIEO £895,000



HABITAT
RESALES

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



- New Build Opportunity
- Brand New Home
- 5 Bedrooms
- 3 Bathrooms
- Luxurious Specification
- Open Plan
- First Floor Living
- Off Road Parking
- On-Site Facilities
- Income Opportunities

Please note: Images are for indicative purposes only, from a previous show home of similar design.

The Property

A South facing detached freehold property still under construction is set to be completed in a few months' time. This property will be in immaculate, in new build condition throughout, being finished at a high level of specification with upgrades purchased at the time of construction.

Ground Floor

The ground floor offers 3 large double bedrooms and a family bathroom. As you walk in through the front door, to your left is a large family bathroom and to the right is a large double bedroom. The rear of the ground floor offers two large double bedrooms, with double glass doors leading out onto the terrace. One of the bedrooms has the benefit of an ensuite added. All bedrooms have ample storage with fitted wardrobes within, plus under-stairs storage.

First Floor

The spacious open-plan living on the first floor is the showpiece of the house, designed with entertaining in mind, complete with a log burner, sliding doors opening onto the balcony, and a tall, vaulted ceiling over the living area, with full glass frontage, flooding the floor with ample light. The property benefits from a large, modern fully integrated Siemens fitted kitchen, with a door providing access to the front balcony. The 5th bedroom is on the first floor as well, which has the option of being used as a study or second living area.

Second Floor

The master suite is located on the second floor, benefitting from a glass frontage with views looking out onto Baxter's Rise green communal area, a fitted wardrobe, and an en-suite. The mezzanine has a glass balcony looking down onto the living area, with a small space perfect for a quiet seating area. The residence has impressive vaulted ceilings which allow floods of light into the property.



Outside

The property comes with the benefit of two private parking spaces and a back garden.

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 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 and underfloor heating. Superfast broadband.

Maintenance Charges

We have been informed that the annual Estate charges for this property are; Estate Premium charge of approximately £2,000 and a Service Charge of approximately £5,000. 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.

GROUND FLOOR

- BEDROOM 2
13'9 (4.2) x 8'6 (2.6)
- BEDROOM 4
12'8 (3.9) x 10'6 (3.2)
- BEDROOM 3
10'2 (3.1) x 8'6 (2.6)

FIRST FLOOR

- BEDROOM 5
10'6 (3.2) x 10'2 (3.1)
- LIVING ROOM/KITCHEN
29'6 (9.0) x 21'8 (6.6)

SECOND FLOOR

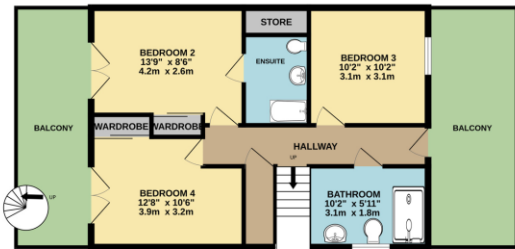
- BEDROOM 1
21'8 (6.6) x 10'2 (3.1)
- MEZZANINE

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

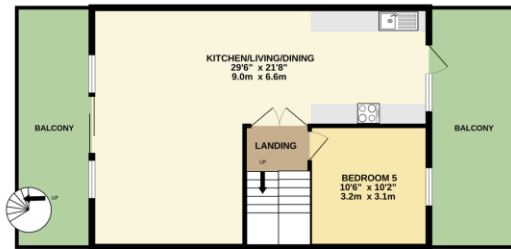
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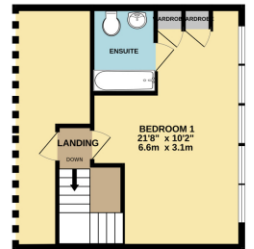
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA: 1677 sq.ft. (155.8 sq.m.) approx.

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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5



3



1



1



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

