



## BEAUMONT VILLAGE 30

SILVERLAKE, DORCHESTER, DT2 8FU

Beaumont Village 30 is a charming mid-terrace cottage featuring two bedrooms, located in a picturesque setting overlooking Beaumont Lake. The cottage offers a cosy atmosphere, making it a home away from home. One of its many highlights is the stunning view of the lake from the balcony.

Asking Price **£375,000**

  
HABITAT  
RESALES



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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)



- 2 bedrooms
- 2 bathrooms
- Rear balcony with lake view
- Stunning stone finish
- Contemporary finish
- Log burner
- Enclosed rear garden
- Freehold
- Successful rental history
- Council Tax surcharge exempt

## The Property

The property boasts an enclosed garden that provides direct access to a central village green, offering a serene outdoor space for relaxation and recreation. This feature enhances the overall appeal of the property. Inside, the cottage offers contemporary open-plan accommodation, creating a modern and inviting atmosphere for guests. The layout seamlessly integrates the living, dining, and kitchen areas, promoting a sense of connectivity and space within the interior, perfect for entertaining.

## Ground floor

As you step inside, the ground floor greets you with a sleek and modern kitchen to your left. It showcases a generously sized breakfast bar, offering ample space for both meal preparation and casual dining. This contemporary kitchen seamlessly flows into the open plan living and dining area on the right, creating a harmonious and inviting space for relaxation and entertainment. In the lounge area, a prominent feature is the log burner, infusing warmth and character into the room. Its central position makes it an inviting focal point, ideal for unwinding after a day of exploration or enjoying cosy evenings indoors. Additionally, the lounge boasts bi-folding doors that lead directly onto the decking and into the enclosed garden. Towards the rear of the property next, you'll find a conveniently located WC.

## First floor

Ascending to the first floor, you'll discover two light-filled, airy bedrooms and a family bathroom. The master bedroom boasts a contemporary ensuite shower room, offering enhanced privacy and convenience. The second bedroom is a versatile twin room, which could alternatively serve as a cosy small double. What truly distinguishes this property is its rear balcony spanning the width of the entire house, accessible from both bedrooms. This expansive outdoor space provides an idyllic setting for savouring a morning coffee while taking in picturesque views of the lake, adding an exceptional touch to the property's charm and appeal.

## Outside

The property features a charming, enclosed rear garden, bathed in sunlight, creating a delightful space for private relaxation. This sunny garden is ideal for pets or small children, providing a safe and secure outdoor area for them to play and explore. Just beyond the garden boundary lies a spacious communal green for all neighbouring properties to come together and enjoy.



## 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. Super fast broadband.

## Maintenance Charges

We have been informed that the annual Estate charges for this property are; Estate Premium charge approximately £1,663.08 and Service Charge approximately £5,744.50. The Service Charge and Estate Premium may vary from year to year and the above reflects the information provided in the year that the property particulars were created. For the most up to date details, please contact the Habitat Resales team. 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 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.

## GROUND FLOOR

- KITCHEN / RECEPTION / DINING ROOM  
17'9 (5.41) x 17'8 (5.38)

## FIRST FLOOR

- BEDROOM 1  
10'4 (3.15) x 9'3 (2.82)
- BEDROOM 2  
9'10 (3.00) x 9'9 (2.97)

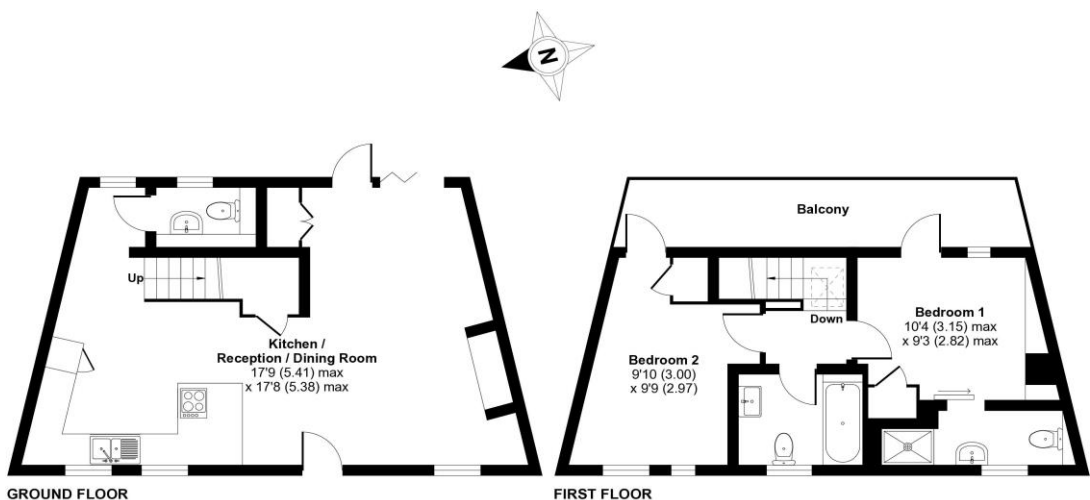
Properties at Silverlake are for use as holiday homes and cannot be used as a Principle Primary Residence.

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## Beaumont Village, Warmwell, DT2

Approximate Area = 860 sq ft / 79.9 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). ©nitchcom 2024. Produced for Falco 1 Limited. REF: 1107092

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		93 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



## 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

## 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

