

## ROWAN COTTAGE, SILVERLAKE, 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.

# Asking Price £450,000

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HABITAT  
RESALES

# ROWAN COTTAGE, SILVERLAKE, DT2 8FU



HABITAT  
RESALES

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

- Freehold
- 3 bedrooms
- 3 bathrooms
- Parking and canoe store
- Enclosed garden
- On-site facilities
- Income opportunity
- Log burner
- Luxurious specification
- Decked seating area
- Council Tax surcharge exempt

## The Property

Rowan Cottage is a charming and beautifully presented west-facing, three-bedroom cottage, offering spacious and thoughtfully designed accommodation. The property features a generous open-plan living area, ideal for both relaxing and entertaining, with large windows that allow natural light to flood the space throughout the day.

The layout has been carefully considered to balance comfort with functionality, incorporating a well-appointed kitchen, dining area, and lounge that seamlessly flow into one another. Each of the three bedrooms is generously sized, providing a peaceful retreat for residents and guests alike.

Outside, the cottage benefits from a private and enclosed garden, perfect for al fresco dining, family gatherings, or simply enjoying the tranquil surroundings. With its warm aspect and tasteful design, Rowan Cottage offers a wonderful blend of character, comfort, and modern living.

## Ground Floor

A modern, open-plan design creates an ideal setting for both family life and entertaining. The space is anchored by a stylish L-shaped kitchen, featuring premium integrated appliances and a double oven, providing a sleek and practical area for everyday cooking and casual dining.

Adjacent to the kitchen is a welcoming dining space, which opens into a light-filled living area. Here, a feature log burner adds character and warmth, making it the perfect spot to unwind.

Triple aspect windows connect the living area to the decked terrace outside, inviting the outdoors in and offering seamless access to the garden. Electric blinds enhance comfort and give you precise control over light and privacy throughout the day. A convenient downstairs shower and W/C completes the layout, adding to the home's practicality.

## First Floor

The bright and airy landing leads to three well-proportioned bedrooms, each thoughtfully designed for comfort and practicality. The master bedroom features an en-suite shower room with WC, along with fitted wardrobes and a built-in vanity unit, offering a private and well-appointed retreat.

Bedroom two is a spacious double room, while bedroom three is currently configured with bunk beds, making it ideal for children or guests. Both rooms benefit from fitted wardrobes and have access to the stylish family bathroom, located off the main landing.

A standout feature of the first floor is its elevated ceilings—a design enhancement that adds a sense of openness and natural light throughout, contributing to the home's bright and spacious atmosphere.



## Outside

Beaumont Village is a tranquil and 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. Perfectly positioned just 70 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; 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 / 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.

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PART OF  HABITAT FIRST



## 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)

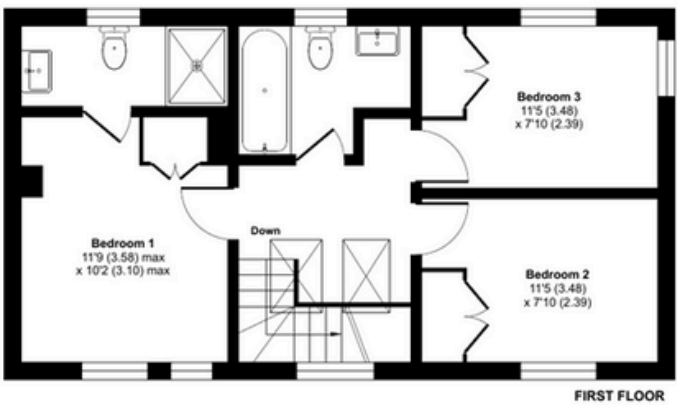
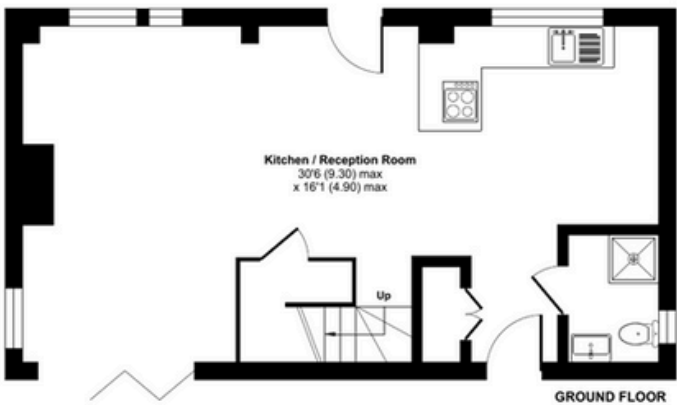
Properties at Silverlake are for use as holiday homes and cannot be used as a Principle Primary Residence.

# 16 BEAUMONT VILLAGE, SILVERLAKE, DT2 8FU

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). © richcom 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.



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HABITAT RESALES

PART OF HABITAT FIRST

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

## 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.

