



6 BEAUMONT VILLAGE SILVERLAKE, DORCHESTER, DT2 8FU

6 Beaumont Village is a stunning property, offering a unique first-floor living build design. Situated in our first village, this beautiful residence provides idyllic views onto Beaumont Lake with easy access onto the water and to our expansive nature reserve walks.

OIRO £770,000



**HABITAT
RESALES**

6 BEAUMONT VILLAGE SILVERLAKE, DORCHESTER, DT2

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



- 4 bedrooms
- 4 bathrooms
- Luxurious Specification
- Open Plan
- First Floor Living
- Off Road Parking
- Canoe Store
- On-Site Facilities
- Income Opportunities



The Property

A large South-West facing detached freehold property in immaculate show home condition throughout, having been only lightly used by its current owners over the last six years. The property is offered at a high level of specification with upgrades purchased at the time of construction.

Ground Floor

On the ground floor, there are 3 bedrooms, a family bathroom, a utility room and under-stairs storage. The master suite has an ensuite shower, fitted wardrobes and double doors leading out onto decking in the garden. The second bedroom fits a king size bed and has an ensuite shower room, with fitted wardrobes. The third bedroom is a light filled bedroom which comfortably fits a single bed or bunk beds and has fitted wardrobes.

First Floor

The spacious open plan living on the first floor is the showpiece of the house, with tall vaulted ceilings flooding the floor with ample light, has been designed with entertaining in mind, complete with a log burner, fully opening doors onto the balcony which wraps around the property and a large, modern fully integrated kitchen. The fitted kitchen includes NEFF and Bosch fitted appliances, with a high-tech extractor hood which vanishes into the work station. The residence has impressive vaulted ceilings which allows floods of light into the property. There is also the fourth king size bedroom with fitted wardrobes and a large family bathroom providing a walk in shower and large airing cupboard.

Furniture is available by separate negotiation.

Outside

The property comes with the benefit of an on-plot canoe store, 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. 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. 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 1
14'2 (4.32) x 11'2 (3.40)
- BEDROOM 3
11'2 (3.40) x 9'7 (2.92)
- BEDROOM 4
9'7 (2.92) x 8'11 (2.72)

FIRST FLOOR

- BEDROOM 2
13' (3.96) x 9'8 (2.95)
- LIVING ROOM
24'9 (7.54) x 23'9 (7.24)
- BALCONY
24'6 (7.47) x 17'1 (5.21)

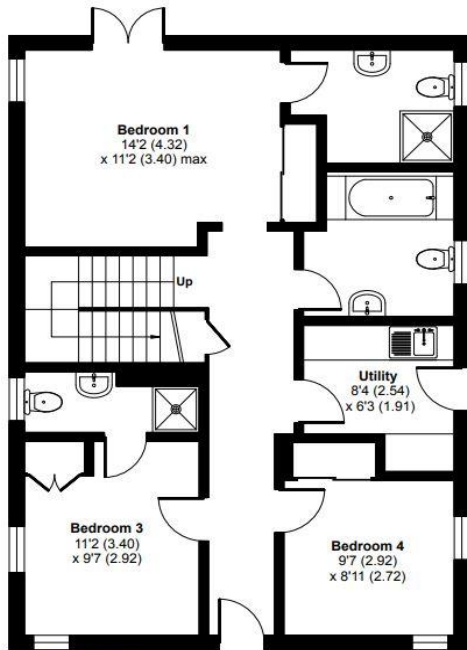
Properties at Silverlake are for use as holiday homes and cannot be used as a Principle Primary Residence.

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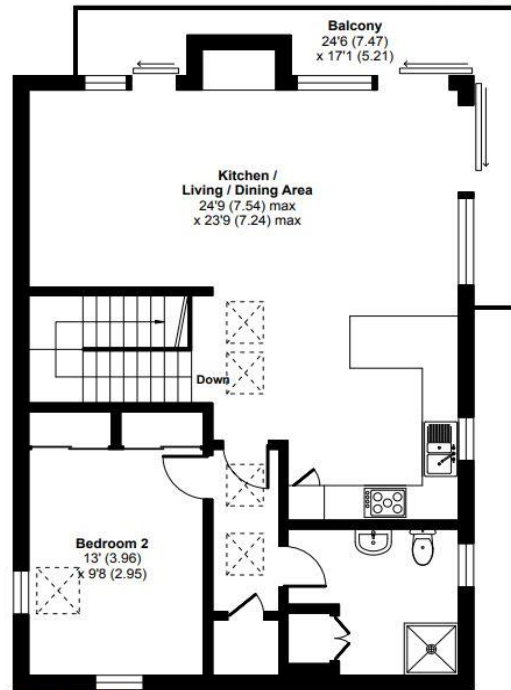
Beaumont Village, Silverlake, Crossways, DT2

Approximate Area = 1598 sq ft / 148 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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 Floor plan produced in accordance with RICS Property Measurement Standards incorporating...
 Produced for Falco 1 Limited, REF: 650272



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

