



29 Overton Island

SILVERLAKE, DORCHESTER, DT2 8GG

The Hideaway is a detached three-bedroom house located in the highly desirable area of Overton Island. This delightful residence offers the perfect opportunity for a second home and comes with a proven rental history.

Asking Price £595,000



HABITAT RESALES

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



- 3 Bedrooms
- 2 Bathrooms
- Luxurious specification
- Open plan
- Parking and boat store
- Hot tub
- On-Site facilities
- Income opportunity– currently commanding up to £2700 per week



The Property

The Hideaway is styled to provide modern touches and homely comforts. Soak up the peaceful serenity of this charming retreat and enjoy the night sky from your own hot tub or get cosy indoors in front of the log burner.

Ground Floor

The ground floor of The Hideaway is a modern, new style, open-plan kitchen, dining room and living area. Making evenings cosy couldn't be easier with the log fire as a central feature of the living room. The sleek and modern kitchen area has a range of built-in appliances including a wine cooler while the dining area provides ample space for six diners. Floor-to-ceiling sliding doors lead onto the rear decking which has the added benefit of a hot tub. The perfect place to relax and unwind after a busy day exploring the lakes, heathland and all that the Estate has to offer. A downstairs WC completes the ground floor accommodation.

First Floor

The bright and spacious bedrooms are located upstairs with two double bedrooms, both of which have access to the first-floor balcony; the perfect place to sit and enjoy a morning coffee. There is an en-suite to one and a further children's room with bunk beds. The accommodation is completed with a family bathroom located on the first floor.

Outside

The rear decking, complete with a hot tub, leads onto a grassed area and the property also benefits from a boat store and gravelled driveway.

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 UNESCO World Heritage Jurassic 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 £1,767 + VAT and Service Charge approximately £4,686.28 + 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.

GROUND FLOOR

- DINING/LIVING ROOM
18'9 (5.71) X 16'1 (4.91)
- KITCHEN
11'10 (3.61) X 8'9 (2.67)
- WC
5'1 (1.54) X 4'8 (1.42)

FIRST FLOOR

- BEDROOM 1
10'3 (3.13) X 11'6 (3.51)
- EN SUITE
- BEDROOM 2
8'9 (2.68) X 7'10 (2.40)
- BEDROOM 3
9'1 (2.78) X 7'10 (2.40)
- FAMILY BATHROOM

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

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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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EPC TO FOLLOW

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.

