



GRAY'S COTTAGE

24 WAKELING ISLAND, DORCHESTER, DT2 8GA

Nestled on the serene shores of Wakeling Island, this charming 3-bedroom cottage epitomises waterfront living at its finest. Boasting prime positioning in one of the most coveted locations, offering breathtaking lake views. This idyllic cottage offers the ideal escape to the beautiful Dorset coast.

OIRO £625,000

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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
- Lakeside living
- Stunning stone finish
- Contemporary design
- Open plan living
- Luxurious specification
- Freehold
- 11-month occupancy



The Property

Gray's Cottage, a distinguished three-bedroom Summerhouse design, boasts an elegant exterior adorned with locally sourced Purbeck hand-cut stone. It's positioned on its own secluded waterfront plot, making this a prime spot for lakeside living at Silverlake. Boasting floor-to-ceiling windows, and direct access to the outdoor terrace, this is a perfect spot for sitting and relaxing, located feet away from the lake. This is a freehold property which comes with a NHBC guarantee and has a successful holiday rental history.

Ground Floor

Upon entry, guests are greeted with a flowing open plan living area with stunning lakeside views. The kitchen features a beautiful island with an induction hob, which overlooks the lake as well as integrated fridge freezer, dishwasher and washer dryer. Seamlessly flowing into the open plan living and dining area, large patio doors beckon towards the deck, framing panoramic views of the lake. The focal point of the living space is a striking log burner, providing both warmth and ambiance. Gray's Cottage embodies contemporary comfort, providing an ideal retreat for residents to fully embrace the amenities of Silverlake Estate.

First Floor

Ascending to the first floor reveals three well-proportioned bedrooms, complemented by two luxurious bathrooms, one of which is an ensuite to the master bedroom. The master room offers an open eave design with large sliding windows giving wonderful views of the lake. The light, spacious en-suite features a walk-in shower. The other guest rooms offer flexible sleeping arrangements as required. The family bathroom features a bath and shower.

Outside

The lakeside garden extends seamlessly from the property, offering convenient access to launch watercraft directly from the shore. The expansive deck serves as an idyllic setting for al fresco dining and relaxation, perfectly capturing the essence of waterfront living. Additionally, the property includes the added convenience of two private parking spaces, ensuring effortless access for residents and guests alike.

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 underfloor heating. Fast broadband.

Maintenance Charges

We have been informed that the annual Estate charges for this property are; Estate Premium charge approximately **£1,392.05 +VAT** and Service Charge **approximately £5,743.54 inc 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

- KITCHEN / LIVING / DINING AREA
30'4 (9.25) x 16' (4.88)

FIRST FLOOR

- BEDROOM 1
10'3 (3.12) x 9'5 (2.87)
- BEDROOM 2
11'4 (3.45) x 7'11 (2.41)
- BEDROOM 3
11'4 (3.45) x 7'11 (2.41)

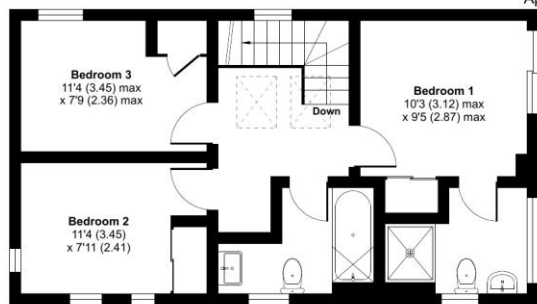
Properties at Silverlake are for use as holiday homes and cannot be used as a Principal Primary Residence.

GRAY'S COTTAGE

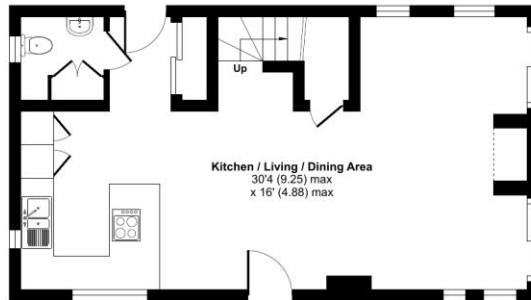
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Warmwell Road, Crossways, Dorchester, DT2

Approximate Area = 990 sq ft / 91.9 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricswcom 2024. Produced for Falco 1 Limited. REF: 1107099

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.



3



2



1



1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	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.

