



## 28 OVERTON ISLAND

SILVERLAKE, DORCHESTER, DT2 8GG

28 Overton Island is a beautiful contemporary 4 bed detached property located in the highly desirable area of Overton Island. This new build property offers a perfect family holiday home with appealing rental returns.

Asking Price **£695,000**



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)



- 4 bedrooms
- 3 bathrooms
- Luxurious specification
- Open plan
- 2 private parking spaces
- Boat store
- On-site facilities
- Income opportunity commanding up to £5000 per week



## The Property

This stylish property with Scandinavian design touches and a high specification of fixtures and fittings throughout, makes the perfect second holiday home or rental property. Settle into the peaceful serenity of the open-plan and cosy ground-floor living area with the added benefit of a recessed log burner.

## Ground Floor

The ground floor incorporates a modern, open-plan kitchen with bar seating providing the perfect link to both the dining and living areas. 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 integrated hob with extractor while the dining area provides ample space for eight diners. Floor-to-ceiling sliding doors lead onto the rear full-width deck and west-facing garden space. 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 with a utility cupboard housing a washer/dryer completes the ground floor accommodation.

## First Floor

The bright and spacious bedrooms which include three doubles and a single with bunk beds are located on the first floor. Two of the doubles have access to the first-floor balcony; the perfect place to sit and enjoy a morning coffee. They both have the added benefit of large en-suites. A family bathroom completes the accommodation on this floor.

## Outside

The rear decking leads onto a west-facing lawn 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 £4786.20 + VAT. 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.

## GROUND FLOOR

- LIVING/DINING  
19'1(5.82) x 16'0 (4.88)
- KITCHEN  
10'2(3.10) x 9'10(3.00)

## FIRST FLOOR

- BEDROOM 1  
12'2 (3.71) x 10'6 (3.20)
- BEDROOM 2  
9'9 (2.97) x 9'1 (2.77)
- BEDROOM 3  
10'8 (3.25) x 8'9 (2.67)
- BEDROOM 4  
8'10 (2.69) x 7'7 (2.31)

## EXTERIOR

- GARAGE  
18'10 (5.74) x 9'11 (3.02)

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

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### Warmwell Road, Dorchester, DT2

Approximate Area = 1479 sq ft / 137.3 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Falco 1 Limited. REF: 1056074

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		
81-91	B	81 B	90 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.

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, window cleaning (including high reach and skylights) and all relevant safety certification and utilities servicing where required.

