



## WAKELING ISLAND 4

SILVERLAKE, DORCHESTER, DT2 8GA

Rarely available on the Estate, this stunning 4-bedroom lakeside property enjoys a far-reaching south-facing view with a private jetty, giving direct access to Wakeling Water and unique views across Starling Lake. Completed to an extremely high specification, including the added benefit of an on-plot double boat store. This gorgeous property is the perfect retreat from the rigours of city life.

**OIRO £1,100,000**



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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
- Waterside Property
- Full Rooftop Terrace
- Dual Aspect Balconies
- Off Road Parking
- Double Boat Store
- On-Site Facilities
- Income Opportunities

## The Property

This spectacular south-facing four-bedroom property offers unique waterside access to our Wakeling Water. This home provides a contemporary open living and entertaining space with sliding doors opening onto the south-facing deck, garden and jetty. The property has been finished to an extremely high specification with upgrades purchased at the time of construction. This brand-new property has never been lived in and offers access to onsite facilities, such as the spa and nature trails.

## Ground Floor

The spacious open-plan living on the ground-floor is the showpiece of the house, designed with entertaining in mind, complete with a bespoke feature gas fireplace, fully opening doors onto the decking and garden leading to a private jetty. The living room has a reinforced ceiling for hanging chairs. The property benefits from a luxury designed fully integrated kitchen by Poggenpohl, with fully fitted Miele appliances, including a built-in coffee machine, two ovens, an induction stove, and more. The ground-floor also includes a luxury Porcelanosa wet room, large utility room with a side entrance out into the garden and a generous-sized downstairs bedroom with fitted wardrobe.

## First Floor

On the first-floor, there are 2 generously sized double bedrooms benefitting from fitted wardrobes and access to a balcony finished with frameless glass. Both double bedrooms share a luxury finished family bathroom by Porcelanosa. The owner suite, located at the rear of the property features floor-to-ceiling glass sliding doors providing access out onto the glass-framed balcony which shows off the spectacular, undisrupted views across Starling Lake. Finished with extra fitted wardrobes and a luxury ensuite, completed with double basins, walk-in shower, and floor-to-ceiling glass door opening onto the owner's suite balcony. The first-floor is completed with oak-engineered flooring throughout leading up onto the roof terrace.

## Second Floor

The large roof terrace can be accessed via the first floor. This has been fully decked out and makes for the ideal entertaining area, finished with a frameless glass balustrade, proving tranquil views over Starling Lake



## Outside

The rear of the property enjoys a lawned garden leading down to a private jetty, perfect for swimming and exploring using watercraft during the warmer months. The property also comes with the benefit of an on-plot insulated double boat store and two private parking spaces.

## 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 with underfloor heating. Super-fast broadband.

## Maintenance Charges

We have been informed that the annual Estate charges for this property are; Estate Premium charge approximately £1,299.13 and Service Charge approximately circa £4,650, both exclusive of 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: grass cutting and garden maintenance on the plot is a separate cost and is available via the Estate grounds team.

## GROUND FLOOR

- LIVING AREA  
18'5 (5.61) x 18'0 (5.49)
- UTILITY ROOM  
8'10 (2.69) x 6'8 (2.03)
- BEDROOM 4  
12'0 (3.66) x 8'8 (2.64)

## FIRST FLOOR

- BEDROOM 1  
17'8 (5.38) x 15'2 (4.62)
- BEDROOM 2  
13'3 (4.04) x 9'9 (2.97)
- BEDROOM 3  
10'11 (3.33) x 9'11 (3.02)

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

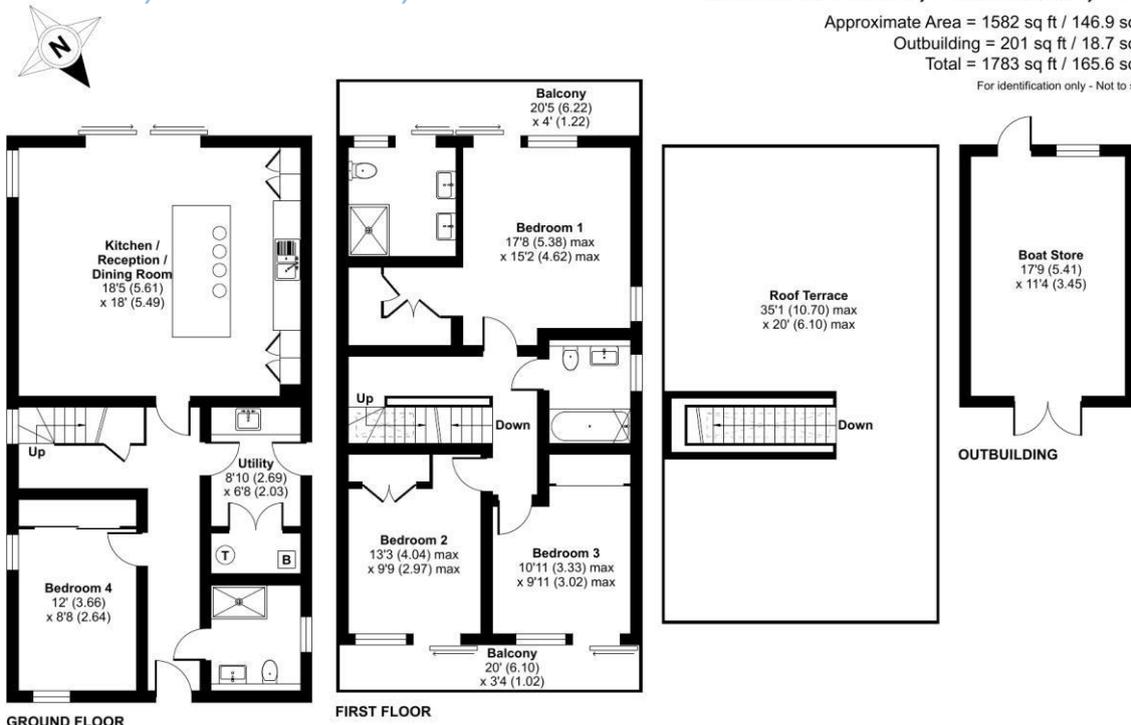
# WAKELING ISLAND 4

## SILVERLAKE, DORCHESTER, DT2 8GA

## Warmwell Road, Dorchester, DT2

Approximate Area = 1582 sq ft / 146.9 sq m  
Outbuilding = 201 sq ft / 18.7 sq m  
Total = 1783 sq ft / 165.6 sq m

For identification only - Not to scale



**RICS** Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2023.  
Produced for Falco 1 Limited. REF: 1003338

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		92 A
81-91	B	83 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.

