



*Available for a limited time only .



DORSET CREEK

BAXTER'S RISE 10, SILVERLAKE, DORSET, DT2 8GR

Dorset Creek is a stunning five-bedroom lakeside property, offering expansive waterfront views and exceptional outdoor living. The spacious garden is ideal for entertaining, featuring an alfresco kitchen and a luxurious hot tub perfect for relaxed family gatherings or social events. The property boasts a cosy log burner, creating a warm and inviting atmosphere. Nestled in the heart of Silverlake Dorset, this exquisite home offers the perfect blend of comfort and elegance.

Price £1,300,000

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HABITAT
RESALES

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HABITAT
RESALES

Viewings by appointment only via Habitat Resales on resales@habitatfirstgroup.com

- 5 Bedrooms
- South West facing garden
- Large outdoor kitchen
- Multiple stunning lake views
- Sunken hot tub
- Log fire
- Freehold
- Dual aspect waterfrontage plot
- Extra large plot
- Council Tax surcharge exempt



The Property

Dorset Creek is one of the largest plots at Silverlake Estate, offering exceptional upgraded interiors and an ample amount of space for up to 12 people. This impressive property has a spacious garden, and 100sq meters of decking, outdoor kitchen, sunken hot tub creating the perfect setting for relaxation and entertaining. The outdoor kitchen has a wood-burning pizza oven, and, a charcoal BBQ, ideal for summer evenings spent with family and friends. This is a large waterfront property with direct lake access and a convenient canoe store, it's easy to head straight onto the water and enjoy the stunning surroundings.

The Ground Floor

The spacious and bright entrance hall features a staircase flooded with light from the window on the first-floor landing. This leads to a generous open-plan living room that benefits from floor-to-ceiling windows providing panoramic views of the lake. Equipped with a log burner, the living room provides a cosy yet spacious area for relaxing. The kitchen is well-fitted with a double oven and, induction hob on the island which is fitted with an upgraded wine cooler. Within the kitchen there is space for a double American Style fridge, perfect for hosting during Silverlake breaks. The kitchen is a modernised yet contemporary and stylish countryside design featuring a boiling water hot tap and an extractor fan built into the hotplate surface. Additionally a ceramic farmhouse-style sink enhances the space with its charming character and welcoming, homely atmosphere. Dorset Creek provides the ideal dining setting, with ample space to accommodate a 10-seater table, highlighting the expansive ground floor. The area is bright, and spacious and offers breathtaking views, creating a tranquil and peaceful atmosphere - perfect for relaxing and unwinding. The ground floor also features a separate TV room along with a W/C and a utility room for added convenience.

The First Floor

Dorset Creek offers a large king-sized master bedroom with an ensuite bath/shower and private balcony. Additionally, there is a double room with an ensuite and own balcony to the front of the house, a bunk bedroom with two bunk beds, and a twin room with a study area. The property offers an additional double room with an ensuite. Three bedrooms enjoy lakeside views from the rear balcony. The family bathroom has a separate bath and shower with his and hers sinks.

Outside

The expansive exterior of the property offers ample waterside space to enjoy with the family. The garden offers an outdoor kitchen with a gas BBQ, wood-fired pizza oven, and worktop space for preparing and serving. The decking area is vast and perfect for hosting summer parties with the kitchen, sunken hot tub, and space for large furniture. The grass area surrounding is perfect for the kids to play. The property has its own private jetty and canoe store and private parking. The Activity Hub is a short walk away where bicycles, paddleboards, and other equipment can be hired. This property is situated close to amenities within the estate but equally gives a private and tranquil experience.

Location

Silverlake Estate is a luxury gated community 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

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.

Estate Charges

The current annual Estate charges for this property are; The Estate Premium Charge approximately £2000+ VAT, interim guideline figure for Service Charge approximately £5,170 + 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. Services Mains water and electricity. Water and central heating via air source heat pump and underfloor heating. Please note: Properties at Silverlake / Lower Mill Estate are currently not subject to the council tax premium applied to second homes in some local authority areas. Buyers are advised to make their own enquiries with the relevant local council to confirm the current status.

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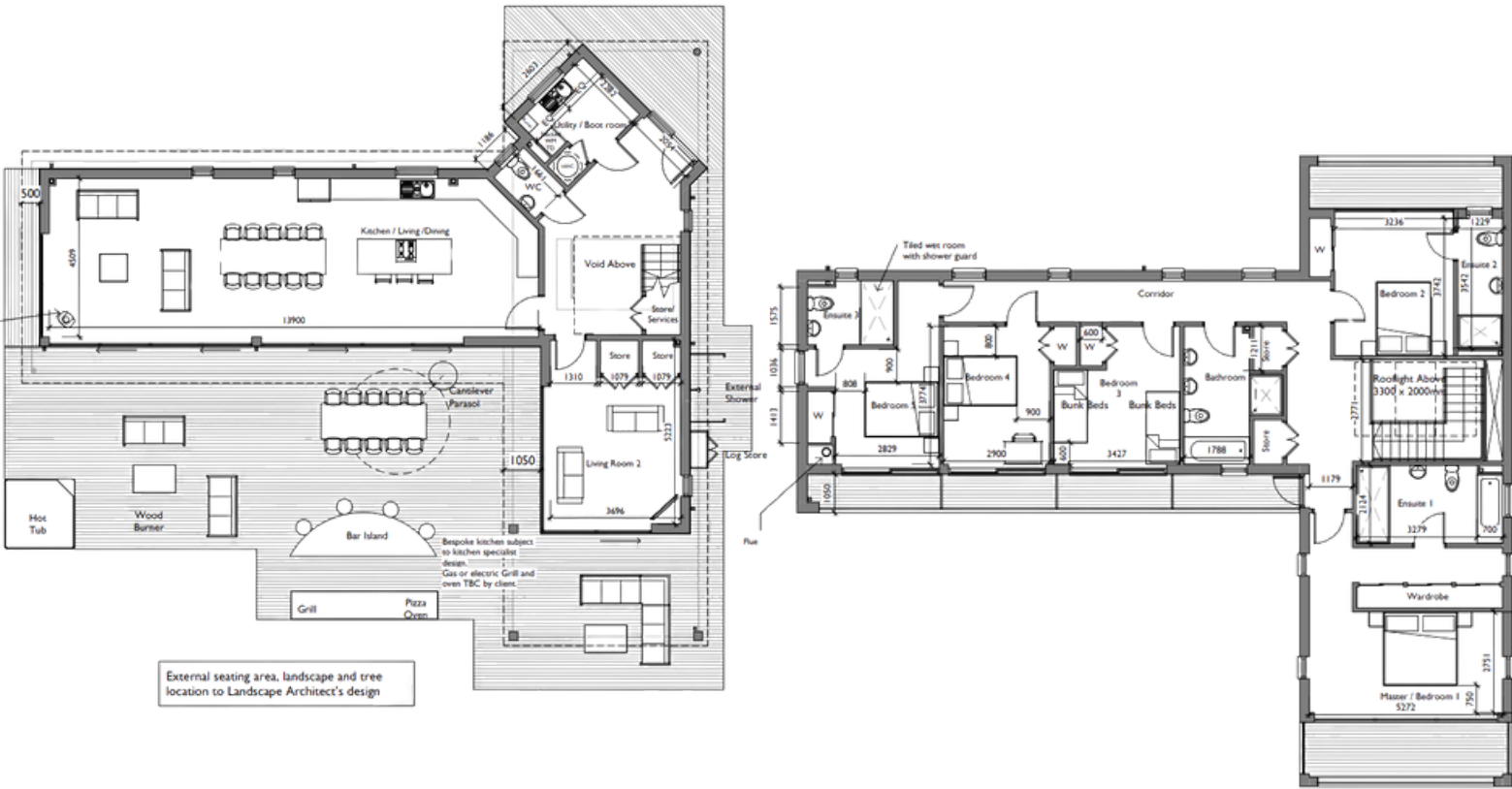
GROUND FLOOR

- KITCHEN / BREAKFAST ROOM / LIVING / DINING AREA 250.7m² x 2699ft²
- WC

FIRST FLOOR

- BEDROOM 1 - 5.27 x 4.51m
- BEDROOM 2 - 3.22 x 3.92m
- BEDROOM 3 - 3.04 x 3.16m
- BEDROOM 4 - 3.03 x 3.87m
- BEDROOM 5 - 3.59 x 3.03m
- BATHROOM - 3.04 x 1.97m
- ENSUITE 1 - 3.98 x 2.12m
- ENSUITE 2 - 1.23 x 3.54m
- ENSUITE 3 - 3.04 x 1.69m
- ENSUITE 5 - 2.33 x 1.97m

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 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.

