



21 WAKELING ISLAND

SILVERLAKE, DORCHESTER, DT2 8HU

An impressive recently completed 4 bedroom waterside property with private jetty situated in the highly sought-after Silverlake Estate. Available for immediate occupation, this is a perfect retreat for use as a holiday home or holiday rental investment.

Asking Price **£670,000**

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Viewings by appointment only via Habitat Resales on **01271 316492** or **resales@habitatfirstgroup.com**



- 4 Bedrooms
- Balcony
- Lakeside Property
- Parking
- Income Opportunity
- On Site Facilities



The Property

Wakeling Island 21 is something very special. A pristine, recently completed first-floor living 4 bedroom Summer House which is one of the newest designs available at Silverlake.

The house is clad entirely in cedar and this property's clean lines are eye-catching. It also commands a privileged position on Wakeling Island and sits on its own waterside plot with a private jetty. Add in a canoe store and two on-plot private parking spaces and you really have the complete package.

A key feature of the design is a full-length first-floor living area and a thoughtfully designed kitchen with Siemens appliances and an island providing an additional dining space. The living area boasts vaulted ceilings with floor-to-ceiling glass windows providing uninterrupted views of the lake. There is a log burner in the lounge and doors leading out onto the first-floor balcony which enjoys panoramic lakeside views and provides the ideal spot for alfresco dining.

On the ground floor, there are four generous bedrooms. The master bedroom is ensuite with doors opening onto a deck area that leads to the garden. There is also a family bathroom on the ground floor.

Outside, the property benefits from an open plan garden with direct lake access, 2 private parking spaces, and a canoe store.

The property comes with the benefit of underfloor heating to every room and high speed fibre broadband to the property.

Situation

Silverlake is a private development tucked away to enable the residents to enjoy all the benefits available to them, with access to the spa, lakes and acres of countryside for walking and biking to mention a few activities.

The Coast is only a short distance away with pebble beaches at Ringstead (5.5 miles) on the edge of

Weymouth or 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 to London Waterloo at Moreton, just 2 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 2 miles and Silverlake will be found on your left hand side.

Services

Mains water and electricity. Water and central heating via an Air Source heat pump and underfloor heating.

Maintenance Charges

We have been informed that the maintenance charges equate to £5,000 + VAT. This charge pays for the up keep of all the communal areas including water sports lake, tennis court and MUGA, as well as family membership of the spa and site security.

GROUND FLOOR

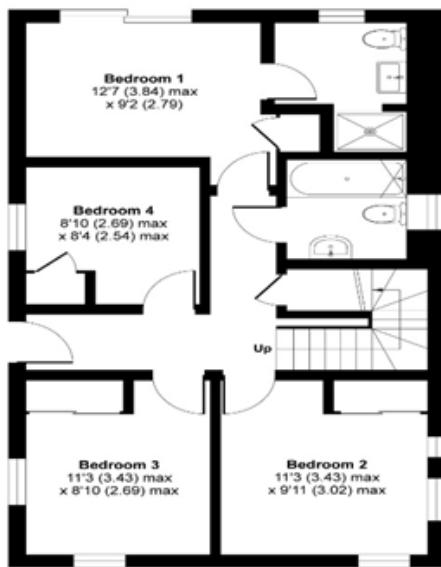
- BEDROOM 1 12'7 (3.82) x 9'2 (2.79)
- EN-SUITE
- BEDROOM 2 11'3 (3.43) x 9'11 (3.02)
- BEDROOM 3 11'3 (3.43) x 8'10 (2.69)
- BEDROOM 4 8'10 (2.69) x 8'4 (2.54)
- BATHROOM

FIRST FLOOR

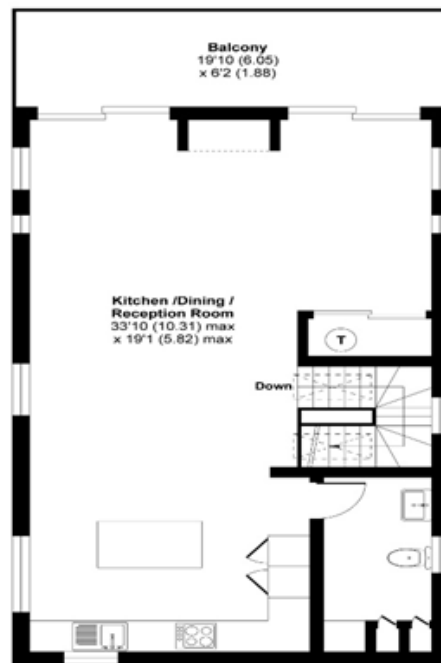
- BALCONY 19'10 (6.05) x 6'2 (1.88)
- KITCHEN / DINING ROOM / LOUNGE 33'10 (10.31) x 19'1 (5.82)
- UTILITY / W.C

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GROUND FLOOR



FIRST FLOOR



17/02/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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		

The graph shows this property's current and potential energy efficiency.