



TALLY-HO

SILVERLAKE, DORCHESTER, DT2 8FU

A lovely modern detached cottage, set within a private gated estate, providing an opportunity for a second home and rental income.

Asking Price **£435,000**

HABITAT RESALES

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HABITAT
RESALES

TALLY-HO, BEAUMONT VILLAGE SILVERLAKE, DORCHESTER, DT2 8FU

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



- 3 Bedrooms
- En-suite Bathroom
- Private Garden
- Canoe Store
- Parking
- Income Opportunity
- On-site Facilities

The Property

This modern village house was built in 2018 with traditional brick elevations under a slate tiled roof and is a perfect retreat or furnished holiday let within Silverlake, offering a range of facilities for a wonderful holiday experience.

Silverlake is an ongoing development with a range of property styles. The properties are offered only as an additional residence or holiday home/let and cannot be your main residence.

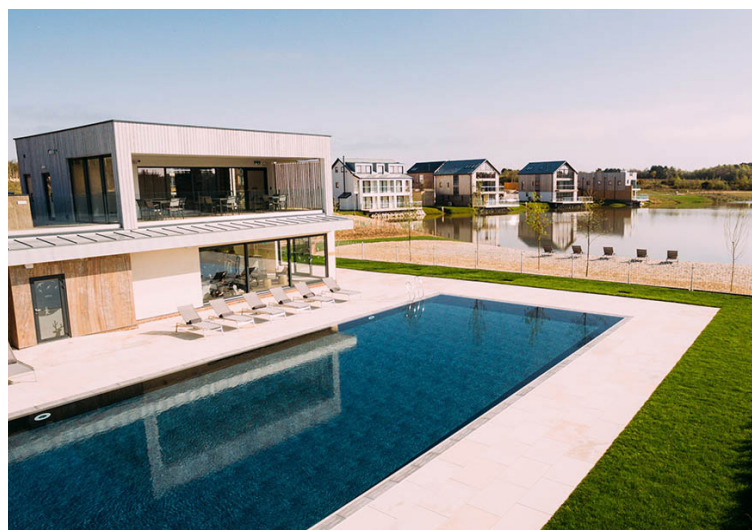
Set amongst over 500 acres of countryside and man-made lakes with a small sandy beach, there are on site facilities which include a spa, swimming pool and gym together with tennis courts, a children's play park and excellent walking/biking opportunities. Further facilities are planned as the estate develops.

The property itself is light and bright with a lovely open plan living/kitchen/dining room. The kitchen area is well equipped with integrated appliances and a breakfast bar and hard flooring extends throughout the room with the living area enjoying a woodburning stove and bi fold doors out to a terrace.

Upstairs are three bedrooms, all with fitted wardrobes and tall vaulted ceilings. The master bedroom has an en-suite and there is a further family bathroom with contemporary white sanitary ware.

Outside there is a manageable rear garden, partly laid to lawn, gravel path and adjacent canoe store with easy access. An extended deck provides a relaxed seating and dining area.

The property benefits from air source heating, double glazing, off-road parking and a canoe store included with the property sale.



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 Air Source heat pump and underfloor heating.

Maintenance Charges

We have been informed that the maintenance charges equate to £5,127.86. This charge pays for the upkeep 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

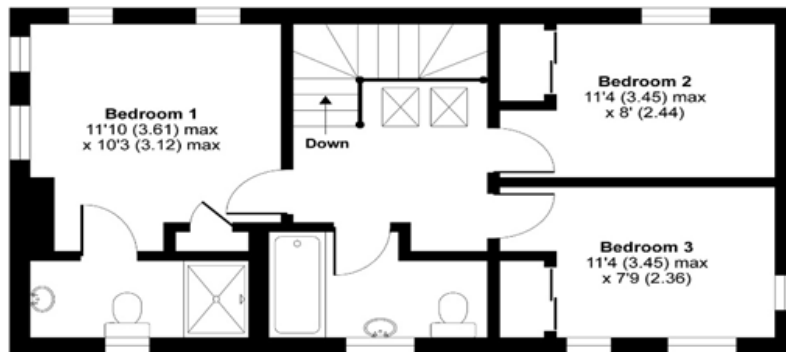
- KITCHEN / SITTING ROOM
28'7 (8.72) x 16'1 (4.90)
- W.C

FIRST FLOOR

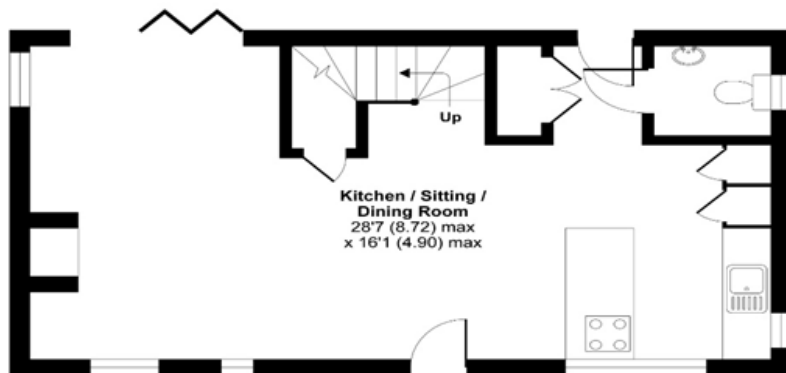
- BEDROOM 1 11'10 (3.61) x 10'3 (3.12)
- BEDROOM 2 11'4 (3.45) x 8' (2.44)
- BEDROOM 3 11'4 (3.45) x 7'9 (2.36)
- BATHROOM

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FIRST FLOOR



GROUND FLOOR



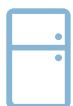
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		