



## 27 BEAUMONT VILLAGE SILVERLAKE, DORCHESTER, DT2

An impressive and elegant south-facing residence situated in the heart of Beaumont Village offers the perfect opportunity as a second home and rental income.

**OIEO £880,000**



**HABITAT  
RESALES**

# 27 BEAUMONT VILLAGE SILVERLAKE, DORCHESTER, DT2 8FU

Viewings by appointment only via Habitat Resales on  
+44 (0)333 241 6615 or  
resales@habitatfirstgroup.com



- 5 Bedrooms
- 3 Bathrooms
- Luxurious specification
- Parking & Canoe Store
- Income Opportunity
- On-site Facilities



#### The Property

A large South-facing detached freehold property in immaculate show home condition throughout, having been only lightly used by its current owners over the last four years. The property is offered at a very high level of specification with upgrades purchased at the time of construction.

#### Ground Floor

The spacious open plan living accommodation on the ground floor is the showpiece of the house, designed with entertaining in mind, complete with a log burner, fully opening doors and a large, modern fully integrated kitchen, complete with breakfast bar and wine fridge. The fitted kitchen includes NEFF and Bosch fitted appliances, with a high-tech extractor hood which vanishes into the work station. There is an impressive full height void over the living room with a glass feature bridge. There is also a cloakroom toilet and a series of storage cupboards on the ground floor.

#### First Floor

On the first floor, there are 3 bedrooms and a family bathroom. The master suite has an ensuite wet room and the two generous double bedrooms open up onto the balcony and both have fitted mirrored cabinets.

#### Second Floor

The Second Floor offers two substantial doubles (both with Velux blinds) and a further family bathroom. There is also a lockable storage room.

#### Outside

The property comes with the benefit of a canoe store on the plot, plus two private parking spaces. The house is fully fitted with bespoke Somfy blinds. Furniture is available by separate negotiation.

#### 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 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 £1,404 + VAT, Service Charge approximately £3,660 + 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.

## GROUND FLOOR

- KITCHEN / DINING ROOM  
38'1 (11.61) x 23'6 (7.16)
- LIVING ROOM  
23'6 (7.16) x 11'7 (3.53)
- STORE

## FIRST FLOOR

- BEDROOM 1  
21 (6.40) x 13'1 (3.99)
- BEDROOM 2  
12'7 (3.84) x 11'1 (3.38)
- BEDROOM 3  
12'1 (3.68) x 8'10 (2.69)
- BALCONY  
38 (11.58) x 5'7 (1.70)
- BRIDGE  
10'11 (3.33) x 4'2 (1.27)

## SECOND FLOOR

- BEDROOM 4  
23 (7.01) x 15'8 (4.78)
- BEDROOM 5  
12'11 (3.94) x 10'11 (3.33)
- LOFT

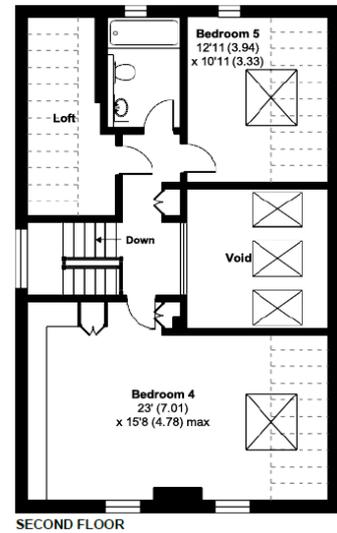
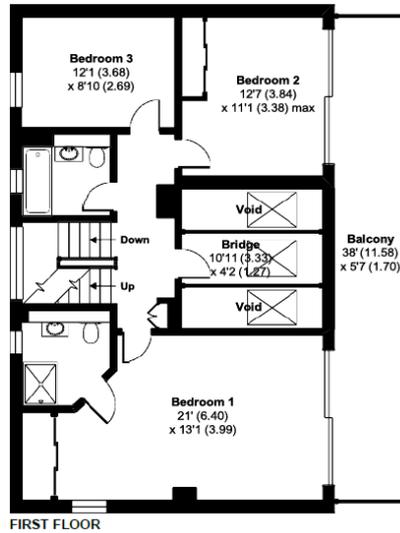
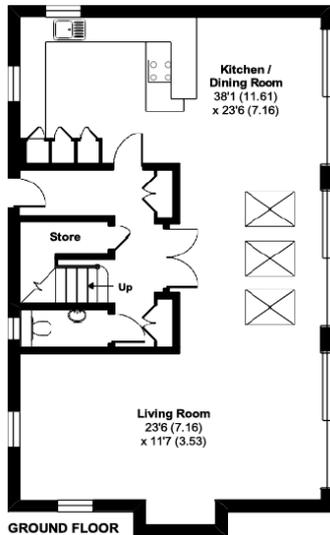
Properties at Silverlake are for use as holiday homes and cannot be used as a Principle Primary Residence.

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Approximate Area = 2377 sq ft / 220.8 sq m (excludes void)  
 Limited Use Area(s) = 188 sq ft / 17.4 sq m  
 Total = 2565 sq ft / 238.2 sq m  
 For identification only - Not to scale



Denotes restricted head height



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.



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3



3



1



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	89   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

