



# OVERTON ISLAND 1

OVERTON ISLAND 1, SILVERLAKE, DT2 8GG

A rare opportunity to own a stunning south facing modern lakeside home with exceptional interiors, spacious accommodation, and direct access to the water via your own private jetty. Set in a prime secluded location, Overton Island 01 offers a perfect blend of luxury, comfort, and nature.

**OIRO £725,000**



HABITAT RESALES

PART OF HABITAT FIRST

# OVERTON ISLAND 1

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



- **Freehold**
- **4 bedrooms**
- **4 bathrooms (2 Ensuite)**
- **High specification**
- **Parking & canoe store**
- **Private Jetty**
- **Direct lake access**
- **On-site facilities**
- **Rental income opportunity**
- **Council Tax surcharge exempt**

## The Property

Overton Island 1 provides the exceptional chance to acquire a beautifully appointed, south-facing contemporary lakeside residence, boasting elegant interiors, generous living spaces, and the benefit of direct water access from a private jetty. Nestled in a sought-after and tranquil setting, Overton Island 01 effortlessly combines luxury living with natural beauty and comfort.

## Ground Floor

Step into a beautifully designed open-plan kitchen, dining, and living space, perfect for both entertaining and everyday living. Full-height windows and sliding doors flood the area with natural light and frame the lovely view across the lake toward the nature reserve. A feature wood-burning stove adds warmth and character for cosy winter evenings. The ground floor also includes a practical utility room / wet room with WC, ideal for rinsing off after outdoor adventures.

## First Floor

The first floor comprises four well-proportioned bedrooms, two ensuite, with the addition of a family bathroom. Two of these can comfortably accommodate king-sized beds and boast ensuite shower rooms. The third bedroom fits a double, while the fourth is ideal for children or guests, currently configured for bunk beds. A stylish family bathroom completes the floor, making the layout ideal for families or groups.

## Outside

Enjoy uninterrupted lake views from the generous wraparound terrace, with child or pet-friendly balustrade perfect for al fresco dining, morning coffee, or evening drinks. With ample space for seating and lounging, the outdoor area is designed to make the most of the tranquil setting. The property also includes allocated off-road parking and a dedicated canoe store, ideal for paddleboards, kayaks, or other water sports equipment.



## Services

Mains water and electricity. Water and central heating via air source heat pump and underfloor heating. Superfast broadband. Maintenance Charges We have been informed that the annual Estate charges for this property are; Estate Premium charge approximately £2,478 inclusive of VAT and Service Charge approximately £6,122 inclusive 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 onsite security and management. Please note: Properties at Silverlake 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.

## Location and Directions

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. 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.

## GROUND FLOOR

- LIVING/DINING ROOM - 19'1 (5.82) max x 15'8 (4.77) max
- KITCHEN - 13'6 (4.11) x 11'4 (3.46)

## FIRST FLOOR

- BEDROOM 1 - 11'3 (3.44) max x 9'10 (3.00) max
- EN SUITE
- BEDROOM 2 - 11'5 (3.48) max x 9'3 (2.81) max
- EN SUITE
- BEDROOM 3 - 9'8 (2.94) max x 8'8 (2.65) max
- BEDROOM 4 - 9'7 (2.92) max x 8'8 (2.65) max
- BATHROOM

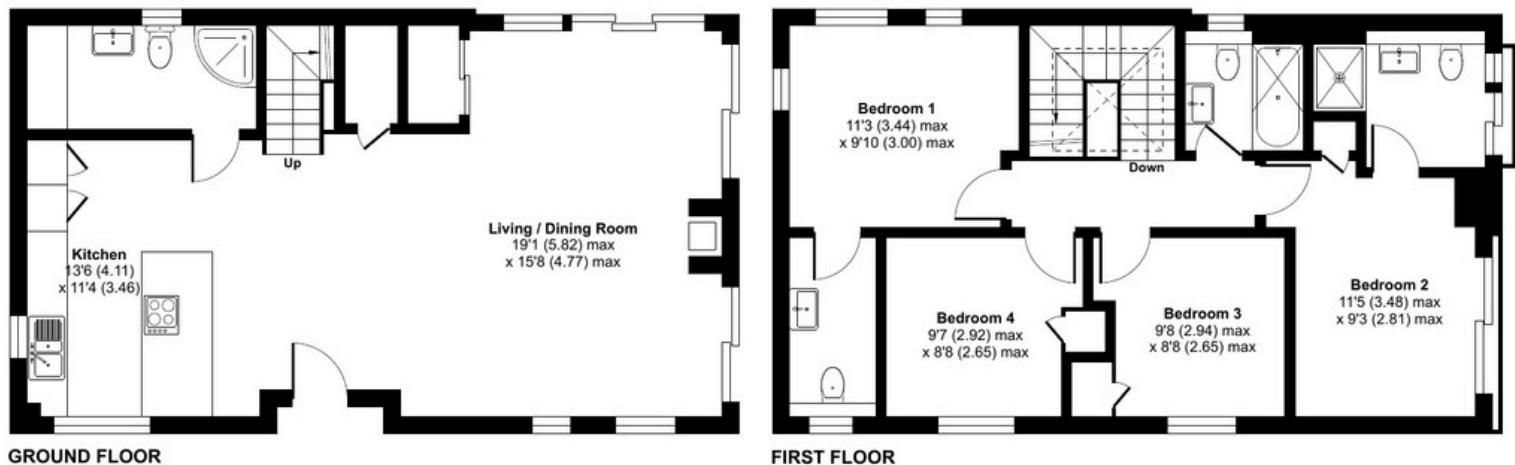
Properties at Silverlake are for use as holiday homes and cannot be used as a Principle Primary Residence.

# OVERTON ISLAND 1

Warmwell Road, Crossways, Dorchester, DT2

Approximate Area = 1266 sq ft / 117.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.  
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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	81 B	91 B
81-91	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

## Renting your property

As the official holiday rental company for Silverlake, Habitat Escapes offers a professional one-to-one service to enable you to rent your holiday home with ease.

Our friendly team handle all enquiries and bookings and have exceptional relationships with owners and guests alike. We provide a meet and greet service, a guest welcome hamper, sustainable toiletries and a 24/7 on-call maintenance service. As the only onsite agent, we are able to deal with any guest enquiries swiftly and efficiently, leading to excellent reviews.

Our marketing team delivers national campaigns, press visits and a comprehensive website with a bespoke multi-functional booking system.



## Keeping your property clean

Our onsite housekeeping team are always on hand to prepare for your arrival, so you can relax from the moment you arrive at your holiday home.

In addition to arrival cleans, we can also offer mid-stay and deep cleans.

If you choose to rent out your property, the housekeeping team can arrange changeover cleans, including bed linen and welcome gifts.



## Homeowner experiences

Homeowners benefit from onsite seasonal events and discounts across our restaurants. We are also able to offer discounts at our sister estate, Lower Mill Estate if you fancy a change of scenery.

**We are always open to homeowner suggestions and look forward to you joining us!**

