

# Shoreside Sanctuary

Region: Lakeside Estate Sleeps: 10

## Overview

Shoreside Sanctuary holds an amazing position in an exclusive gated development within beautiful West Dorset, offering guests the opportunity to explore the great outdoors and all it has to offer with its unspoilt nature and wildlife. The rural location is perfect for those wanting to enjoy cycling, running, boating or fishing but it is also just half an hour from the bustling towns of Poole, Dorchester and Weymouth where there is plenty to see, do and explore.

The house has been finished with high attention to detail and boasts bright and modern interiors and furnishings throughout. Shoreside can comfortably accommodate up to six adults and four children or eight adults across its spacious bedrooms. On the ground floor is the main open-plan living area which comprises of a modern kitchen with breakfast bar, dining area and sitting room with doors leading to the decked area. There is a separate TV room which makes the perfect space for the big kids to hang out! Upstairs, on the first floor, there will definitely be arguments over the beautiful master bedroom which boasts a king-size bed, luxury en-suite shower room and balcony access. Also, on this level is a second king-size double room with en-suite, a third king-size bedroom and a fourth room with two bunk beds, ideal for little ones! Guests staying in these bedrooms can make use of the luxurious family bathroom which comes complete with both bath and shower.

From the first floor, stairs lead up to the large roof terrace which boasts mesmerising lake views, this is the ultimate spot from which to enjoy the surroundings while enjoying a sundowner. On the ground floor, there is a decked area complete with dining facilities, ideal for those wanting to dine al fresco on the lake side on a warm summers evening!

*\*Please note that Shoreside Sanctuary can accomodate a maximum of 8 adults or 6 adults and 4 children.*

*\*\*\*N.B: Please be aware that Shoreside Sanctuary is part of a new development. This property is not in an area of construction but the neighbouring village is still undergoing development. It is worth noting that the building site is closed on weekends. Please feel free to contact us to discuss any aspect of the building works\*\*\**



## Facilities

Villa/House • Modern • Great Value • Ideal for Babies & Toddlers •  
Laptop Friendly Workspace • BBQ • Hairdryer • TV • Heating • Rural  
Location • Tourist Towns & Villages

# Interior & Grounds

## Ground Floor

- Open-plan kitchen and living room with dining facilities and access to terrace
- TV room

## First Floor

- Master bedroom with king-size bed, balcony access and en-suite bathroom with walk-in shower
- Bedroom with king-size bed, balcony access and en-suite shower room
- Bedroom with king-size bed
- Bedroom with two bunk beds (sleeps 4)
- Bathroom with bath, shower, WC and washbasin

## Exterior Grounds

- Large roof terrace
- Seating facilities
- Grass area
- Barbecue (please bring your own charcoal)

## Additional Facilities

- Wi-Fi
- Log fire
- Washing machine & tumble dryer
- Travel cot(s), highchair(s) & stairgates available
- Access to spa facilities
- Access to shared pool
- On-site children's playground
- Access to tennis courts

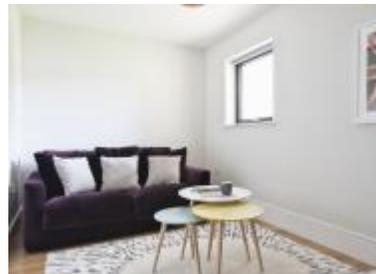


## Location & Local Information

Shoreside Sanctuary holds a fantastic location within the beautiful county of Dorset, an area known for its rolling dales, protected heathlands and breathtaking Jurassic coastline. The house is within reaching distance of fabulous beaches, wonderful countryside, historical attractions and charming market towns. Just thirty minutes away, is the picturesque town of Poole, here you can hop on a ferry and visit neighbouring islands or soak up the sunrays on the near-by golden beaches at Sandbanks and Bournemouth. Other close-by towns which are well worth a visit include the charming county town of Dorchester, Weymouth with its recognisable Georgian seafront and the lively market towns of Bridport and Lyme Regis. The famous Durdle Door, a natural limestone arch, is just a twenty-minute car journey away and is a must-visit while in the area.

## Local Amenities

Nearest Town/City	<b>Dorchester (8.5km)</b>
Nearest Village	<b>Crossways (1.6km)</b>
Nearest Shop	<b>Co-op (1.7km)</b>
Nearest Restaurant	<b>The New Inn (4km)</b>
Nearest Bar/Pub	<b>The Frampton Arms (2.8km)</b>
Nearest Beach	<b>Weymouth (15km)</b>



## What we love

- The spacious roof terrace is the perfect spot from which to enjoy a quiet drink while watching the sunset after a busy day exploring exciting Dorset
- For those in search of complete relaxation, guests of the house have access to a shared spa, sauna and swimming pool on site

## What you should know...

- While the development is completely safe, it is centred around a lake and so we recommend that little ones are not left to explore alone
- One of the bedrooms makes use of two bunk beds meaning that a maximum of eight adults or six adults and four children can stay
- The gardens are not completely private however guests do have their own terrace and there are plenty of family-friendly outdoor activities to participate in on-site
- Access to bikes, canoes, kayaks, and stand-up paddle boards are available, but at an additional cost

# Terms & Conditions

- Security deposit: £500 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection

- Arrival time: 16:00 - 00:00

- Departure time: 10:00

- Energy costs included?: Yes, included in rental price

- Linen & towels included?: Yes, included in rental price

- Minimum stay: Please note that there is a 3-night minimum stay

- Smoking Allowed?: No

- Internet access?: Yes

- Other Ts and Cs: Use of spa and outdoor swimming pool included in rental price, treatments priced separately. Guests must take the spa pass (usually on a lanyard) with them when they wish to use the facility as this gains them access. The spa, has an indoor and outdoor pool which are both heated to 30 degrees. There is also a sauna and steam located on the indoor poolside and an eco-pool located at the end of the building. They are welcome to either bring their own towels or hire them at the spa for £2 per towel. The gym is also located at the spa, which requires the spa pass to gain access too aswell.

- Other 2: Unfortunately, this property will not accept bookings from single sex groups which are larger than 6, even if it is not for a stag/hen party

- Other 3: Fireworks and playing loud music are not permitted.

\*\*\*Please be aware that Shoreside Sanctuary is part of a new development. This property is not in an area of construction but the neighbouring village is still undergoing development. It is worth noting that the building site is closed on weekends. Please feel free to contact us to discuss any aspect of the building works\*\*\*