

# Kingfisher House

Region: Lakeside Estate Sleeps: 8

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## Overview

Kingfisher House offers the perfect balance between something unique and something simple and homely. A modern holiday home with a few unexpected twists, this carefully designed property offers a holiday to remember. Located within Dorset's Lakeside Estate the house offers you the chance to immerse yourself in nature, with the entire Estate enveloped by nature reserves, wetlands, and vibrant countryside. Within your stay you have access to bikes, canoes, kayaks, and stand-up paddle boards at an additional cost, so you can choose a means of exploring the endless waterways and pathways that stretch out around you.

At first glance you may enter this property thinking it is another humble modern home for a relaxing break away, but as you start to explore, the more playful aspects will appear in view! From balconies with far-reaching views across the lake, to the rooftop putting green, every corner of Kingfisher House aims to delight and strives to connect you back with the animated landscapes that surround the property.

The ground floor is largely open plan with full-size sliding doors opening out onto an extended decking area with beautiful views of the lake, furnished with an al-fresco dining area, firepit and lounge chairs so you make the most of the surrounding environment whilst still enjoying all the creature comforts of the house. The interior offers a fully equipped, contemporary kitchen, a large dining table and a cosy lounge with a warming wood-burner. There is a sleek, sophisticated aesthetic that connects each living space together, yet rich tones, simple patterns and carefully chosen art make the bright open space feel more homely and warming.

Designed for to be functional for all guests, there is an accessible double bedroom and bathroom on the ground floor. The remaining bedrooms are all upstairs, including the master suite, a double bedroom, a children's bunk bedroom and a family bathroom. The master offers a king-size bed, access out to a beautiful balcony and its own modern en-suite.

The delights of Kingfisher House do not end there, as you can keep climbing up to the fantastic roof terrace, equipped with bean bags and a small putting green and boasting beautiful views across the immediate landscape. Modern and playful, this delightful property is perfect for a holiday away creating memories to remember!



## Facilities

Villa/House • Modern • Shared Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • BBQ • Ground Floor Bed & Bath • Satellite TV • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Canoeing/Kayaking • Rural Location • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

Kingfisher House is a newly built modern property with a rooftop viewing area, located in the Lakeside Estate with full activity hub membership. There are 3 bedrooms and 2 bathrooms, and it can accommodate up to 8 people.

## *Ground Floor*

- Entrance hall
- Accessible bedroom with double bed
- Accessible wet room
- Utility room
- Fully equipped, open-plan kitchen with breakfast bar
- Dining area for ten guests
- Lounge area with log burner and access to the decking

## *First Floor*

- Master bedroom with king-size bed and en-suite shower room and balcony
- Bedroom with king-size bed
- Children's bedroom with two bunk beds
- Family bathroom

## *Roof Terrace*

- Fat Boy relaxing area
- Putting green

## *Exterior Grounds*

- Decking
- Bike rack
- Charcoal barbecue
- Lawned garden
- Electric vehicle charging point
- Parking for 4 cars

## **Additional Facilities**

- Wi-Fi
- TV
- Sonos speakers
- Washing machine
- Use of Estate spa and outdoor swimming pool
- Travel cot & highchair available on request





## Location & Local Information

The dramatic Jurassic coastline plays protector to the wild heathlands and rolling dales of beautiful Dorset. It is no wonder that this captivating area has enticed filmmakers, poets, authors and artists for centuries, with visitors allured by the sweeping golden beaches, grand historic houses, cobblestone market towns and idyllic country pubs.

All around the Lakeside Estate and scattered down the Jurassic Coast there are picturesque towns to visit. From the breezy coastal town of Poole to the rich history of Dorchester and the picture postcard vistas of Lyme Regis. The Estate itself is located amidst the rugged beauty of this area, in the environs of West Dorset. Formerly the site of RAF Warmwell, the Estate boasts a rich history, offering a breath-taking space combining unspoilt nature, beautiful wildlife, and modern luxuries, so you can leave all worries behind, settling in for a holiday of complete relaxation.

Enjoying the great outdoors is all part of a stay at the Lakeside Estate, with waterways to discover, cycle pathways to relish and the rolling Dorset Countryside to explore. Whether you want to hop in a kayak, canoe, paddleboard or bike, there is something for everyone, it is a real hub of activity! The Estate's tennis court and 3G artificial-turf Multi Use Games Area (MUGA) in Beaumont Village offer the perfect facilities for a quick knock-about or a lively game of five-a-side football with friends and family. The views from the courts over Beaumont Lake are gorgeous, making for a tricky distraction when you are trying to hit a winning shot!

Lowland heathland is one of Britain's most important habitats for wildlife conservation. The outer Heath is a SNCI (Site of Nature Conservation Interest) and it supports an unbelievable range of plants, birds, insects and mammals making it a remarkable place for wildlife spotting. For those eager to get close to nature, there are hundreds of acres to explore, with woodlands and hedgerows sheltering this diverse array of native wildlife. You can explore down the waterways, or by foot or bike making the most of the vast network of private footpaths.

After a busy day immersed in nature, the Estate Spa is the perfect respite. The spa has been designed to offer a tranquil sanctuary of stress-free indulgence and ultimate relaxation! There is an outdoor pool, roof terrace, sauna, gym, library and a 'restful relaxation' lounge for some post treatment 'you' time. In the peaceful, candlelit treatment rooms you can enjoy an array of luxurious treatments.

Of course, no holiday is complete without a satisfied appetite. Your holiday home offers its own kitchen for home cooked delicacies, or for a night off, there are plenty of options within the Estate and in the surrounding towns. The Hurricane Terrace and Bar is located on the roof terrace of the spa, offering



bespoke cocktails inspired by the area and a variety of snacks and small plates if you are feeling peckish. The Estates traditional handmade yurt offers the perfect spot for a lazy afternoon, with an outdoor woodfired pizza oven which is often fired up by expert chefs to provide the tastiest authentic woodfired pizza using the freshest local ingredients. Hours will idle by, as you play bored games, tell stories, and get cosy by the log burning stove!

## Local Amenities

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Nearest Airport	<b>Southampton Airport (51.8 miles)</b>
Nearest Village	<b>Crossways (Walking Distance)</b>
Nearest Town/City	<b>Dorchester (6 miles)</b>
Nearest Restaurant	<b>The Wise Man Inn (3.3 miles)</b>
Nearest Beach	<b>Man O'War Beach (8.1 miles)</b>
Nearest Golf	<b>Came Down Golf Club (7.7 miles)</b>
Nearest Train Station	<b>Moreton (1.6 miles)</b>
Nearest Supermarket	<b>Waitrose &amp; Partners Dorchester (5.9 miles)</b>

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## What we love

- With hundreds of acres of outstanding natural habitats, the outdoor explorations are endless at The Lakeside Estate!
- The Rooftop putting green and relaxing area offers something really special - a unique feature!
- The ground floor bedroom and bathroom are designed to be accessible for all guests

## What you should know...

- This part of the Estate is a brand-new development, as such, there are still properties and areas of the island that are undergoing final elements of construction, so whilst this property is fully completed, it is possible that you may see construction, machinery and workers on or around the island between 0800 and 1600, Monday to Friday
- Please be aware there are no water-based activities between November and February for health and safety reasons
- Ample parking is provided for a least four cars, with a wall mounted electric vehicle charge point ( type 27 kw) available at the property
- Access to bikes, canoes, kayaks, and stand-up paddle boards are available, but at an additional cost

# Terms & Conditions

- Security deposit:
- Arrival time: 4pm
- Departure time: 10am
- Energy costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- Pets welcome?: No pets allowed
- End of stay cleaning included?: Yes, included in the rental price.
- Smoking Allowed?: No smoking.
- Heating costs included?: Yes, included in the rental price.
- Internet access?: Yes, Wi-Fi included in the rental price.
- Other Ts and Cs: A travel cot & highchair are available on request, please bring your own cot linen.