

# Dawn Rose

Region: Lakeside Estate **Sleeps: 8**

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## Overview

An elegant, home-like property welcomes up to eight guests to enjoy a holiday to remember on the water's edge. Step through the floor to ceiling sliding doors and onto your private decking for a BBQ by the lake in this charming Dorset coastal spot.

Dawn Rose benefits from a fantastic spacious open plan living area with light pouring through the windows, a deep, comfy L-shaped sofa and thoughtful personal touches to make your guests feel at home. Whilst the eight-seater dining table, overlooking the water is great for enjoying the sunset during your evening meal, the well-equipped kitchen's breakfast bar serves as your morning croissant and coffee base. Plus, the wood-burning stove allows extra cosiness for the winter months.

The contemporary style continues up the stairs to the comfortable bedrooms, with two double bedrooms, both with en-suite that benefit from access to a property-width long balcony, ideal for watching the morning sun shimmer over Wakeling island while you sip your morning tea. A further small double room, a charming bunk room and family bathroom complete the first floor providing plenty of options for large groups to bed down and relax in peace.

Nestled in the Dorset countryside, Dawn Rose offers every opportunity to maximize the waterside position with your own private jetty giving easy access to the shimmering lake. The enclosed decking has comfortable sofas where you can relax with a drink while dinner sizzles on the BBQ.

There is something for everyone at the Silverlake activity hub from tennis courts to paddle boarding, whilst those looking to relax and unwind can head for a restorative swim and sauna at the shared pool and spa. Surrounded by the Dorset heathlands, where in the summer wild ponies roam, the house is within reaching distance of the stunning Jurassic Coastline and its glorious beaches, the perfect spot to enjoy all the county has to offer.



## Facilities

Instagrammable • Easy By Train • Shared Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Ideal for Xmas/NY • TV • Spa/Massage • Outdoor Games • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Waterfront • Watersports • Canoeing/Kayaking • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Cycling • Fishing • Outdoor Pursuit & Activities • Romantic

# Interior & Grounds

## FEATURES

### GROUND FLOOR

- Open plan living kitchen dining area with wood burning stove
- WC

### FIRST FLOOR

- Double bedroom with en-suite shower and access to balcony
- Double bedroom with en-suite shower and access to balcony
- Double bedroom
- Bunk room
- Family bathroom

### EXTERIOR

- Private decking with charcoal BBQ and outdoor dining furniture
- Private jetty
- First floor balcony
- Parking
- Garden area



## Location & Local Information

The Silverlake country estate offers luxury accommodation in the peace and calm of the freshwater lakes and sweeping countryside views that surround it. Rest, revive and recharge at the Hurricane Spa by reclining in the heated infinity pool after enjoying a massage or facial in one of the treatment rooms. Take in the surrounding beauty of the idyllic lakeside views from the spa's own private beach or blow off steam in state-of-the-art gym.

The property's proximity to the neighbouring lakes means it will be hard to entice yourself away from the water, with kayaks, paddleboards and fishing aplenty. For those who prefer to stay on dry land why not zip wire over the water instead? Or grab a bike and take the family off for beautiful bike ride on the wider estate stopping off for a picnic in a tranquil spot whilst nature spotting the local birds and wildlife.

The beautiful county of Dorset is a popular tourist spot, an area known for its rolling dales, protected heathlands and breath-taking UNESCO-heritage Jurassic coastline. The property is within reaching distance of fabulous beaches, including the beautiful shingle Ringsted Bay, which at low tide reveals a wide expanse of sand. It is the perfect beach for quiet and calm surrounded by neighbouring farmlands. For those who like to get out and explore the stunning countryside, we recommend a visit to Moreton Forest with a range of tree-filled walks amongst the towering conifers.

A trip to the Smuggler's Inn, a historic 13th Century pub with unbeatable sea views of the Isle of Portland is an absolute must with an excellent selection of ales to sample and delicious food, the perfect spot for a pitstop after a lovely scenic stroll.

If you're looking to take in the area's fascinating history then you won't be disappointed with the thousand-year-old Corfe Castle, a majestic ruin established by William the Conqueror, just a short drive away. Fans of Thomas Hardy can visit Dorchester's Dorset Museum which houses the largest Hardy Collection in the world, bequeathed by his wife Florence. 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. A visit to the colourful Lighthouse Arts Centre offers art exhibitions, theatre and film then why not finish off the day with some locally caught fish and chips on the beach.

Other close-by towns which are well worth a visit include the charming county town of 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 Airport	<b>Bournemouth Airport (44 km )</b>
Nearest Town/City	<b>Dorchester (9.5 km )</b>
Nearest Village	<b>Crossways (1 km )</b>
Nearest Restaurant	<b>Hurricane Terrace &amp; Bar (On site)</b>
Nearest Shop	<b>Nisa Local (0.3 km )</b>
Nearest Golf	<b>Dorset Golf &amp; Country Club and Resort (11.3 km )</b>
Nearest Beach	<b>Bowleaze Cove (8.9 km )</b>

## What we love

- Life on the water's edge made easy with your own private jetty and outdoor decking
- From a selection of books to the comfy L-shaped sofa and wood-burning stove the open plan living area is a great place to curl up with a book
- The spacious balcony with additional seating provides a great vantage point to enjoy the lakeside views for two of the double bedrooms
- Guests can enjoy the privacy and security that the luxury gated development offers
- A stone's throw from the glorious beaches of the Jurassic Coast

## What you should know...

- The property sits in a new development on the estate, so be aware that nearby construction work will be taking place throughout the week and on Saturdays
- Although safe, the development is centred round a lake so guests with small children should not be left to explore on their own
- There are no water-based activities from November to February due to low temperatures

# Terms & Conditions

- Security deposit: £500 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: Check-in 4.00 p.m.
- Departure time: Check-out 10.00 a.m.
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 3 nights.
- Changeover day: Monday and Friday.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: Travel cot and highchair available for £10, subject to availability. Please advise at the time of booking. Guest to provide their own linen and mattress for a travel cot.