



Brook Cottage, Wakeling Island Silverlake, Warmwell Road  
Crossways | | DT2 8GA



# BROOK COTTAGE



*Set within the prominent Silverlake estate, Brook Cottage is an architecturally designed waterside retreat created with connection and comfort at its heart. Thoughtfully conceived for modern family living, this striking home combines contemporary design with a strong sense of place, where expansive glazing frames the surrounding landscape and the rhythm of the waterway beyond.*



# KEY FEATURES

- Luxury Holiday Home
- EXEMPT from 2nd Home Council Tax
- Family Retreat Set Amidst Serene Freshwater Lakes and Expansive Nature Reserves
- Spa Facilities, Heated Pool, Gym and Sauna
- Driveway Parking For Two Vehicles, Visitor Parking & EV charging on-site
- Waterside Home
- Vaulted Bedroom Ceilings
- Siemens Appliances
- Lifestyle Purchase
- Easy Connection to Dorset Coastline & London









# SUMMARY

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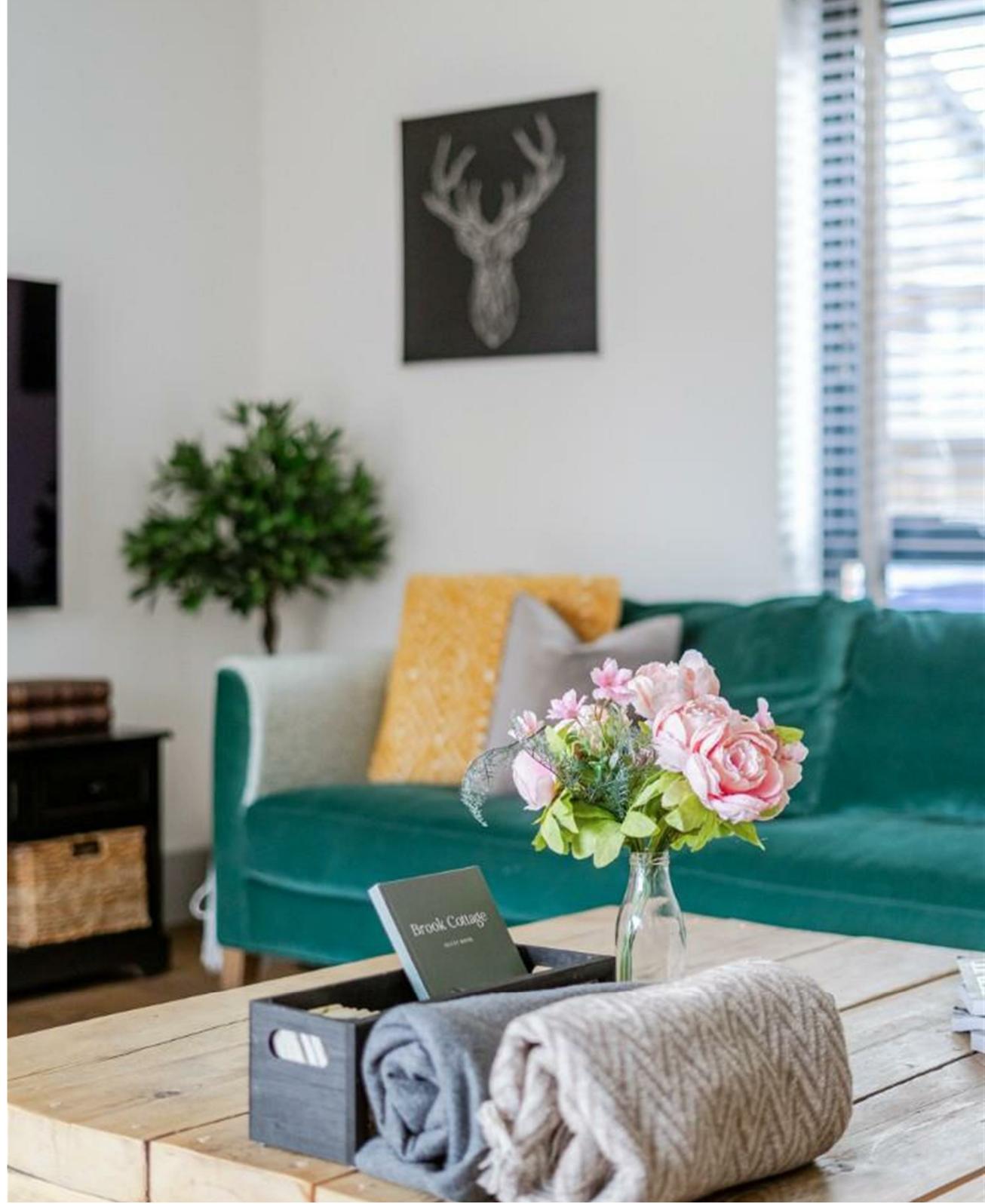
At the centre of the home lies an impressive open-plan living space, beautifully proportioned at 19ft wide and designed to bring people together. The kitchen is both refined and highly functional, appointed with stonework surfaces, black-blue cabinetry and a generous breakfast bar.

Integrated SIEMENS appliances include a double oven, induction hob, fridge/freezer and dishwasher, ensuring effortless entertaining and everyday ease. A separate utility room provides space and plumbing for a washing machine and tumble dryer, alongside a cloakroom and the gas-fired Viessmann boiler, keeping the practical elements discreetly tucked away.

The living and dining area enjoys exceptional natural light, enhanced by aluminium bi-folding doors that open seamlessly onto the terrace and garden. Here, the boundary between indoors and out dissolves, inviting long summer evenings overlooking the water. During cooler months, a log-burning stove provides warmth and atmosphere, forming a welcoming focal point for relaxed gatherings.

Upstairs, vaulted ceilings create a sense of volume and tranquillity. The principal suite and guest suite each benefit from dual-aspect windows, built-in storage and stylish en-suite facilities, offering privacy and comfort for both family and visitors. Two further bedrooms, ideal as children's rooms or bunk rooms, are also fitted with built-in storage and are served by a well-appointed family bathroom.

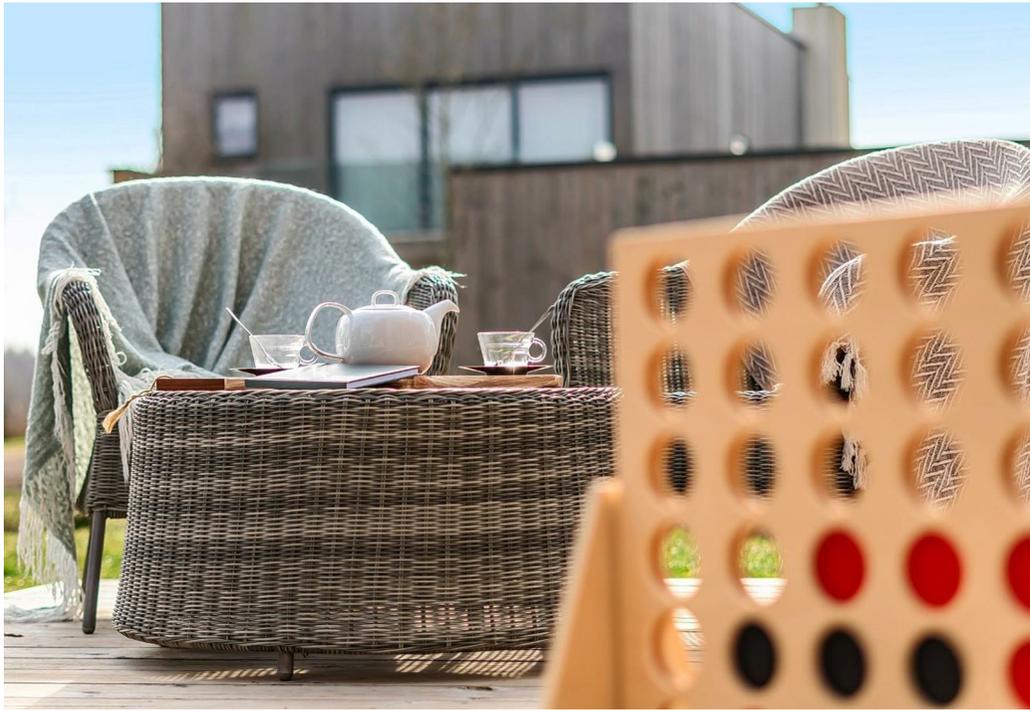
Externally, the generous terrace is perfectly positioned for al fresco dining and entertaining, with uninterrupted views across the waterway.























# SELLER INSIGHT

When we first discovered Silverlake, we were searching for a holiday home where our children could grow up with regular, carefree family holidays. Upon hearing about this luxury eco-estate, we bought off plan—a leap of faith that turned out to be one of the best decisions we have ever made.

Before the house was even built, we had the opportunity to adapt the original blueprint to suit family life, reworking the kitchen to include a generous peninsula with seating for everyone, abundant storage, and a separate utility area. Oak flooring throughout the ground floor and bedrooms adds character and practicality, while extending the bedroom ceilings into the eaves created airy, light-filled spaces. The sitting room, centred around a log fire, has hosted countless family gatherings, games nights, and celebrations.

Outside, the house really comes into its own. There is a large rear decking for barbecues, and even our own boat store. From the bottom of the garden, you can paddleboard or boat directly into the main lakes, often accompanied by the resident family of ducks.

Indeed, the landscape of Silverlake is truly special: a vast private estate of islands linked by gentle waterways, where ponies roam freely, lakes shimmer in every direction, and children race from playgrounds to zip wires strung across the water. Silverlake is an idyllic, safe environment for families, and Wakeling Island itself has a wonderful sense of community and calm.

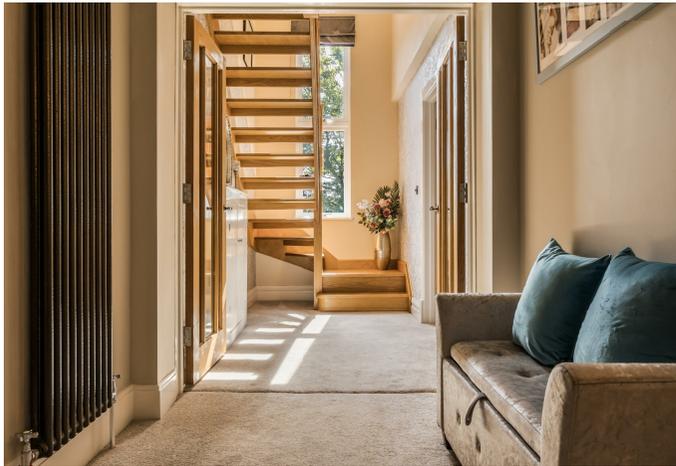
Life on the estate offers cycling, football, tennis, children's activities, swimming under the stars in the outdoor heated pool, relaxing in the spa, handmade pizzas from the on-site chef, and evenings at the bar—so you barely need to leave. When you do, Weymouth is just 20 minutes away for seaside outings, Dorchester is perfect for shopping, and Sandbanks promises hours of family fun playing crazy golf.

From royal jubilee street parties with neighbours to children toasting s'mores and stargazing with friends, this home has been the backdrop to so many magical memories. It is a place that truly invites you to slow down, connect, and celebrate life together.









FINE & COUNTRY





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