



Lanterns, 35 Park Homer Drive
Colehill, Wimborne, Dorset, BH21 2SR



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A deceptively spacious 4/5 bedroom, 3 storey detached house incorporating a lower ground floor basement ideal for use as an annexe/office/Airbnb, set at the head of a private driveway on a site which extends to 0.47 of an acre. The south facing gardens are a particular feature, and the property enjoys spectacular views towards the coast.

Traditionally built in the 1960s, the property has been substantially extended over the years and now amounts to over 3,500 square feet of accommodation. It is connected to all mains services, and benefits from gas central heating and UPVC double glazing.

This flexible family house is situated in a quiet residential neighbourhood in the heart of Colehill, less than 2 miles from Wimborne town centre, enjoying easy road access to the A31 and M3 (to London), and the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

- 4/5 bedrooms
- 3 bathrooms
- Kitchen/dining room & utility room
- Living room & family room
- Cinema room/bedroom
- Games room with bar
- Impressive terrace
- South facing garden
- Spectacular views towards the coast
- Triple garaging

Viewings by appointment
Price Guide £1,250,000 Freehold





A covered entrance way leads to a large reception hall with a built-in double coat cupboard and Kardean flooring. There is a shower room with shower cubicle, wash basin, WC, towel radiator and ceramic tiled floor.

From an inner hallway, casement doors open onto a superb, south facing entertaining terrace with magnificent views over the garden and beyond.

The triple aspect living room has a superb view over the terrace and garden, and a decorative fireplace with a TV recess over. On the opposite wall there is an external Class 1 chimney which is presently sealed but could be re-opened if required.

There is a separate family room with views over the terrace and garden, and glazed doors to an impressive open plan kitchen/dining room with a large bay window overlooking the garden.

The kitchen features French oak units, polished granite worktops, an island with a saucepan hanging rack, a fitted Rangemaster range cooker (with 5-plate ceramic hob, 2 ovens, grill and warming drawer), space for an American style fridge-freezer, and an integrated dishwasher.

There is a separate utility room with 1.5 bowl ceramic sink, a range of cupboards including a broom cupboard, and space for washing machine, dryer and fridge.

From the inner hall, stairs lead to a first floor landing with airing cupboard and loft access.

Bedroom 1 is fitted with an excellent range of fitted furniture and has a dressing area (with further full height wardrobes) and an en suite shower room with shower cubicle, wash basin and WC.





Bedroom 2 has built-in double wardrobes, access to eaves storage space, and views over the rear garden, and bedroom 3 is a spacious double room currently arranged as an office, with wardrobes and high level storage cupboards, and a wash basin. Bedroom 4 has built-in double wardrobes and views over the garden.

Family bathroom with shower bath, large vanity unit incorporating wash basin and concealed cistern WC

From the inner hall, stairs lead down to a lower ground floor hallway with Karndean flooring and personal door to the triple garage. There is a cloakroom (with WC and wash basin), and a door leads to a store room/workshop.

There is a large entertainment/games room with double doors to the garden terrace, space for a snooker table and sofas, swing doors to a fitted bar with tiled worktops, and a further door to a store room.

The superb cinema room/bedroom features a projector screen, and lined panelled walls with downlighters and wall light points.

The property is approached via a long, private tarmac driveway flanked by established rhododendrons and laurels, leading to a triple garage (with 3 up-and-over doors) beneath the balcony at the rear of the house.

The gardens offer complete privacy, being enclosed by high mixed hedges. They include 2 neatly maintained lawns, a paved pathway and sun terrace, and established shrub beds including conifers, mahonia, bottlebrush, rhododendrons, palm trees, mountain ash and flowering cherry. Wrought iron gates give access to a public footpath leading down towards Leigh Lane, and there is a large garden shed and space for boat/caravan.

Access can be gained on all sides of the property, and there are exterior light points, an upper paved terrace and a natural wildlife garden to the rear.

DIRECTIONS: From Wimborne town centre, proceed up Rowlands Hill, past Colehill cricket ground and along Wimborne Road to the staggered crossroads opposite Colehill Post Office. Turn right into Middlehill Road, and take the second turning on the right into Park Homer Road. Take the first turning on the left into Park Homer Drive. Continue down the hill and the property can be found on the right hand side, down a long, private drive.

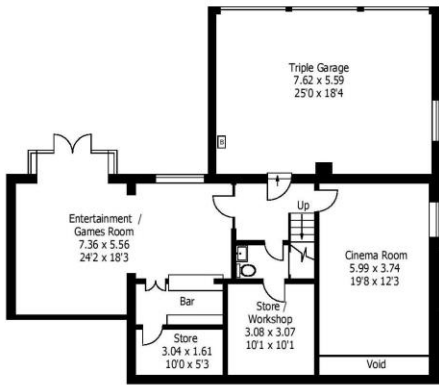
COUNCIL TAX: Band G

EPC RATING: Band D





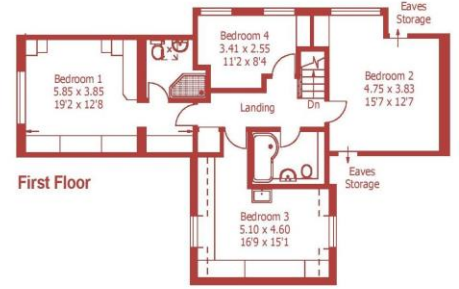
Approximate Gross Internal Area :- 327 sq mt / 3520 sq ft



Lower Ground Floor



Ground Floor



First Floor

For identification purposes only, not to scale, do not scale



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