

Luxury+Prestige

IMAGINE

126 PANORAMA ROAD, SANDBANKS, POOLE, BH13 7RG



























































# The John Lennon connection

John Lennon's Aunt Mimi had raised him from the age of five in Liverpool. As Beatlemania peaked in the 1960s, her Liverpool home became a target for fans, prompting Lennon to seek a quieter, more private retreat for her. Sandbanks, already an exclusive and tranquil coastal area, appealed to him as the perfect spot.

Lennon bought a six-bedroom bungalow called Harbour's Edge for around £25,000 —a significant sum when the average UK house price was around £3,500. He viewed it as a gift to Mimi, who had supported him early on (even buying him his first guitar.) Mimi moved in during October 1965 and remained there for the rest of her life, enjoying the peaceful surroundings and views of Poole Harbour.

Lennon visited Mimi frequently at Sandbanks, especially in the mid-1960s, with his first wife, Cynthia, and their son, Julian. He cherished the escape from fame, reportedly calling Sandbanks “the most beautiful place I know.” After his 1968 divorce from Cynthia, he continued visiting with Yoko Ono.

Lennon stayed in regular touch with his beloved Aunt Mimi even after he moved to New York in 1971. After her passing in 1991 Yoko Ono sold Harbour's Edge and it was subsequently redeveloped into a modern home, later named Imagine.

Lennon's connection to this property rests with his personal tie to his Aunt Mimi and his choice of Sandbanks as her sanctuary, leaving a lasting mark on its cultural lore and local history.





# TAKE A STEP INSIDE



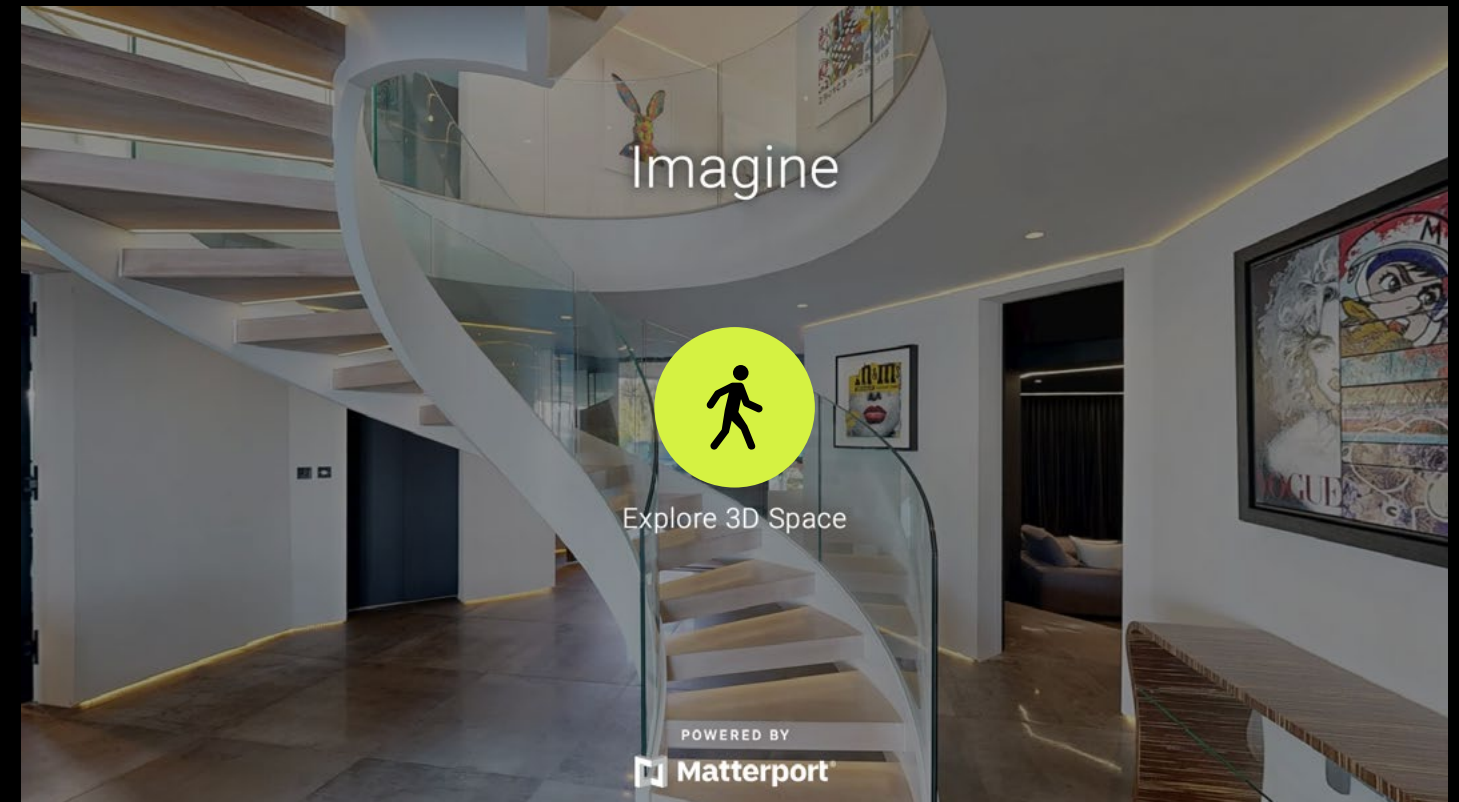
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

**vimeo**

## Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

**Matterport™**



# Floorplan

Imagine, 126 Panorama Road,  
Sandbanks, Poole, BH13 7RG

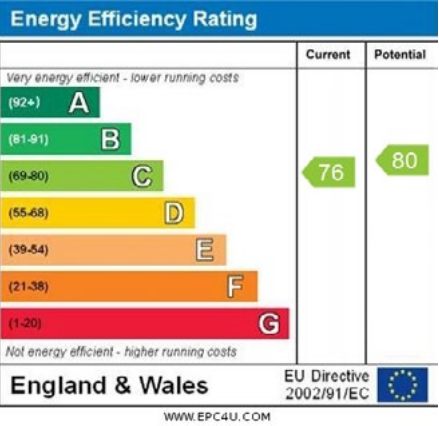
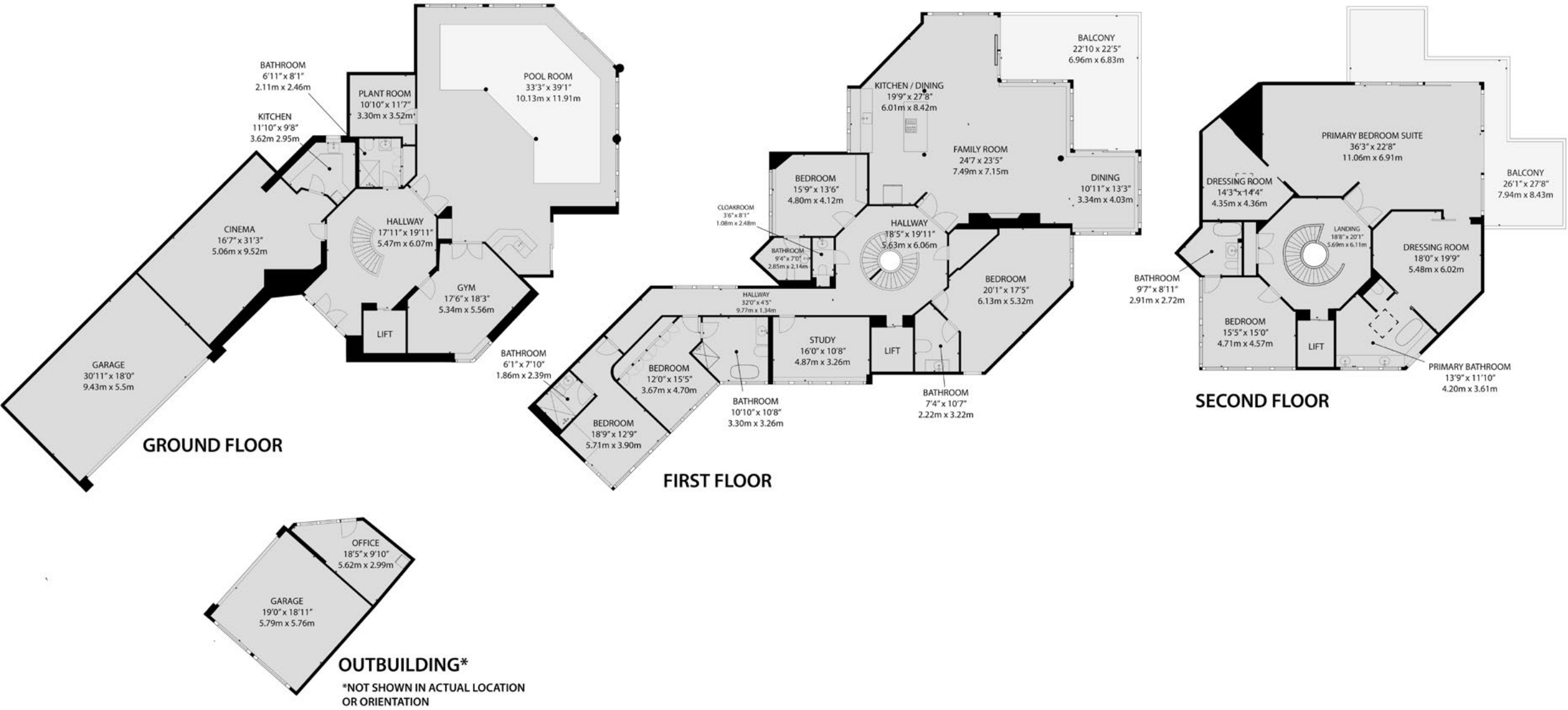
GROSS INTERNAL AREA

House:  
Ground Floor: 2,845 sq. ft / 264 m<sup>2</sup>  
First Floor: 3,203 sq. ft / 297 m<sup>2</sup>  
Second Floor: 2,017 sq. ft / 187 m<sup>2</sup>  
Total: 8,065 sq. ft / 748 m<sup>2</sup>

Garaging: 911 sq. ft / 84 m<sup>2</sup>

Overall Total: 8,976 sq. ft / 832 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.





# Summary

Imagine is an iconic home on the Sandbanks Peninsula in an area renowned as one of the most highly prized and exclusive waterside locations anywhere in the UK.

The views are simply extraordinary and perfectly framed by the many vantage points within the main dwelling. The built form extends to approximately 9,000 square feet and it includes six highly luxurious bedrooms, each with en suite facilities, open plan kitchen living and dining area, indoor swimming pool with bar area, gymnasium, sauna and private cinema. The main open plan lifestyle room features high ceilings, 180 degree views and large format sliding doors and windows with electronically controlled louvres. The fitted kitchen by Boffi is the epitome of Italian chic with a complement of appliances by Gaggaenau and a Quooker tap. The house is constructed around an octagonal core with a sinuous central staircase complete with lantern above with the added benefit of an automated passenger lift. The top floor principal bedroom suite is the height of luxury commanding the most scintillating views, his and her dressing rooms and dual balconies as well as a private sitting area. The gated grounds include a stand alone pavilion / office and facing the harbour there is a choice of areas from which to watch the world go by including sun terraces and a sunken seating area all serviced by an outdoor kitchen with fridge, sink and gas powered barbeque, not forgetting an outdoor hot and cold shower. Access to the water is one of the luxuries of living here so there is a private jetty with a lift for a Jetski or small rib. Finally, Imagine has good green credentials thanks to 13kw rooftop solar panels connected to a pair of 13.5kwh batteries located in the integral garage.

# Details

Guide Price:	£14,950,000
Tenure:	Freehold
Lease Length:	N/A
Maintenance:	N/A
Ground Rent:	N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home           £1,705,250** Additional Home   £2,452,750** ** based on guide price, correct as at 13.03.25
Local Authority:	BCP Council
Council Tax:	Band H 2024/2025           £4,295.50pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage



# Key features

- + Iconic house with provenance to John Lennon
- + 180 degree views
- + Spectacular design
- + Six luxurious bedrooms, six bathrooms
- + Open plan living
- + Designer kitchen by Boffi
- + ELAN hub controlling heating, lighting, cameras & automation
- + Private jetty
- + Cinema, gymnasium and sauna
- + Indoor swimming pool



# Our team



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