



4 Park Homer Drive

Colehill, Wimborne, Dorset, BH21 2SR

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ESTATE AGENTS

An outstanding contemporary home featuring 5 bedrooms, 5 bathrooms and an expansive open plan living space incorporating a luxurious kitchen, all set on a mature elevated plot in a quiet residential setting.

- Less than 1.5 miles to Wimborne Minster
- Private and secluded setting within the sought-after village of Colehill
- Architecturally distinctive contemporary residence
- Exceptional open-plan kitchen, dining and living space, plus separate sitting room
- Extensive bespoke joinery and intelligently designed storage throughout
- Landscaped gardens with woodland backdrop, designed for outdoor living
- Garden studio

ASKING PRICE: OIEO

£1,500,000 (Freehold)

EPC RATING:

Band – B







Description

An outstanding contemporary residence, discreetly positioned within a mature and beautifully landscaped plot extending to approximately 0.3 acres, offering an exceptional balance of architectural presence, privacy and refined modern living.

The property has been comprehensively reimagined to create a striking yet understated home that sits harmoniously within its wooded surroundings. Clean architectural lines, smooth dark render and carefully detailed natural timber elements define the exterior, complemented by powder-coated aluminium windows and doors. Extensive glazing has been thoughtfully incorporated to maximise natural light and to frame views across the gardens and surrounding landscape.

Internally, the house has been finished to an exacting standard, with a strong emphasis on both design and functionality. Smart home technology, high-quality materials and bespoke joinery combine to create a sophisticated, comfortable and highly practical family home. Storage has been carefully considered throughout, with fitted wardrobes to every bedroom, a dedicated boot room, larder and a fully equipped laundry room.

Accommodation

The reception hall sets the tone, with concealed storage, a guest cloakroom and boot room. A refined formal sitting room opens onto front terraces, providing a calm and elegant space for entertaining.

The principal living accommodation lies at the heart of the home, with a magnificent open-plan kitchen, dining and family living area. Bi-fold doors open on two elevations, creating a seamless connection with the terraces and gardens, while a bi-fold serving window links the kitchen directly to an external bar area. The kitchen is complemented by a discreet walk-in larder and utility room, both cleverly concealed within the cabinetry. Also on the ground floor is a guest bedroom suite with en-suite shower room, together with a hidden study.

A hardwood staircase with glass balustrade rises to a galleried landing. The principal suite is particularly impressive, comprising a generous bedroom, a fully fitted dressing room extending to over 3.5 metres in height, and a luxurious, spa-inspired bathroom. Three further bedroom suites are equally well appointed, each with bespoke built-in furniture and individually designed shower rooms. A dedicated first-floor laundry room completes the accommodation.





Gardens & Grounds

The gardens have been professionally landscaped to create distinct zones for relaxation and entertaining. A large paved terrace provides space for outdoor dining, while a raised lawn gently transitions into a backdrop of mature oak and beech woodland, offering a high degree of privacy and a natural sense of seclusion.

A hardwood deck accessed from the garden room forms an intimate retreat, and an additional upper terrace provides an ideal setting for a hot tub, enjoying elevated views across the surrounding countryside.

Location

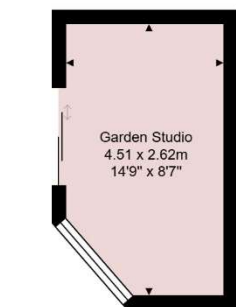
The property occupies an enviable position within Colehill, enjoying open views across neighbouring fields towards Bournemouth and Poole, while remaining just under 1.5 miles from the historic centre of Wimborne Minster.

Wimborne offers a comprehensive range of amenities, including a Waitrose, independent cafés, restaurants, bars and the Tivoli Theatre. Poole town centre lies approximately six miles away, with the renowned beaches of Sandbanks and the sailing facilities of Poole Harbour around eight miles distant. Mainline rail services operate from Poole to London Waterloo, and the A31 provides convenient access to the M27 and M3.

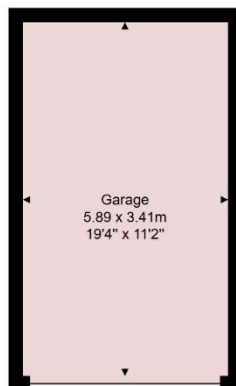
The area is particularly well regarded for schooling, with both state and independent options including Queen Elizabeth's, Canford, Dumpton and Bryanston. The surrounding countryside offers excellent opportunities for walking, cycling and riding, with the New Forest National Park and the Jurassic Coast easily accessible.

Additional Information

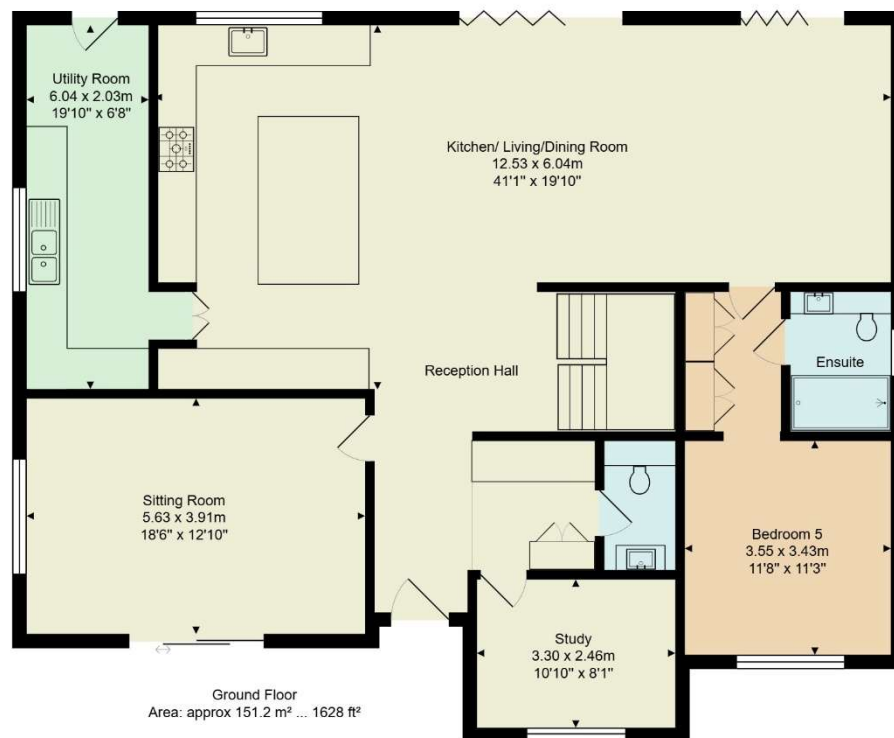
- Gross Internal Area Approximately: 3,113 sq ft
- Plot Size: Approximately 0.3 acres
- Council Tax Band: G
- Services: All mains services connected



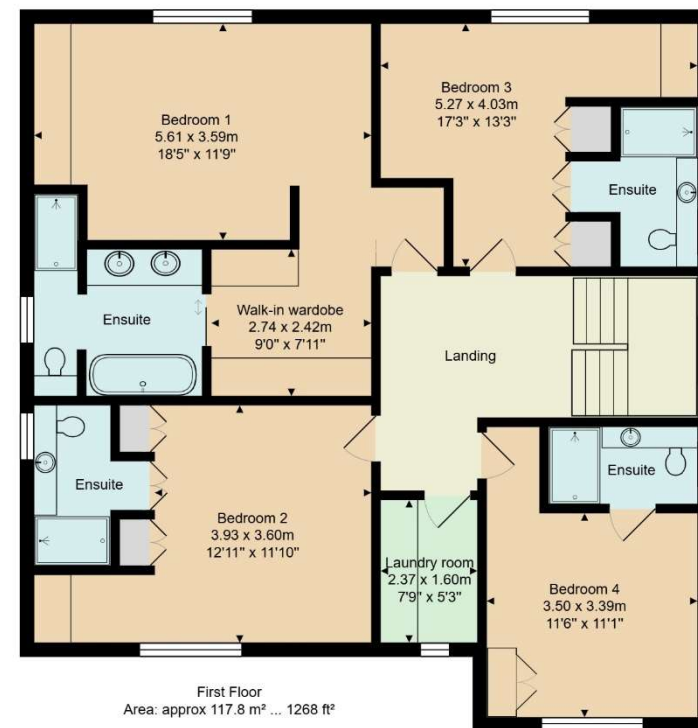
Garden studio
Area: approx 11.1 m² ... 119 ft²



Garage
Area: approx 20.1 m² ... 217 ft²



Ground Floor
Area: approx 151.2 m² ... 1628 ft²



First Floor
Area: approx 117.8 m² ... 1268 ft²

Total Area: approx (including outbuildings) 300.3 m² ... 3232 ft²

All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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