



GUIDE PRICE £850,000

- SUPERB DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- APPROXIMATELY ½ ACRE PLOT
- RURAL LOCATION
- BEAUTIFULLY LANDSCAPED GARDENS
- ADJOINS GREEN BELT COUNTRYSIDE
- THREE BATHROOMS
- LOCAL AMENITIES APPROXIMATELY 1/2 MILE DISTANT
- EXTENSIVELY REFURBISHED THROUGHOUT TO AN EXCELLENT STANDARD
- COUNTRYSIDE VIEWS

NEW INSTRUCTION!

This SUPERB 4 DOUBLE BEDROOM FAMILY home has been EXTENSIVELY REFURBISHED THROUGHOUT offering SPACIOUS AND VERSATILE accommodation. Sitting in grounds of APPROXIMATELY HALF AN ACRE there is AMPLE OFF ROAD PARKING and a DELIGHTFUL OUTLOOK TO THE REAR towards open countryside. BEAUTIFULLY LANDSCAPED GROUNDS enhance the tranquil location!







Approached across a pavioured frontage, providing off road parking for a number of vehicles, this deceptively spacious, four double bedroom detached family home occupies a generous plot of approximately half an acre with the rear garden backing on to green belt countryside views.

Offering slightly in excess of 2000 sq.ft. of floor space, the property has been extensively and stylishly refurbished both inside and out including:

New Kitchen

New Bathrooms

New flooring to ground floor

New log burner in the lounge

Redecoration throughout

New electric garage door

Outside, the garden with mature borders and planting, benefits from a beautifully refurbished raised patio with glass balustrade, accessed through bi-folding doors from the lounge, extending across to the rear of the utility. In addition, there are raised vegetable planters and fruit trees, along with a pergola and greenhouse.

On the ground floor, accommodation includes a spacious, contemporary style living room with a feature woodburning stove and delightful views over the rear garden and countryside beyond. At a raised level, there is a recently fitted, stylishly appointed open plan kitchen/breakfast room with an extensive range of appliances. In addition, there is a utility room and cloakroom with doors leading out to the rear, as well as an ensuite bedroom and dining room/bedroom 5.

On the first floor there are three further bedrooms – the master with a Juliet balcony overlooking the rear garden, fitted wardrobes and large ensuite shower room, whilst the remaining two bedrooms enjoy a front aspect and each with fitted wardrobes. These are served by a recently fitted family bathroom.

The property is located approximately half a mile from local shops in Colehill and Wimborne town centre is just a short drive away, with more extensive facilities available in Wimborne which is approximately two miles away. There are excellent local schools in both state and independent sectors within easy striking distance.

Additional Information

Energy Performance Rating: B

Council Tax Band: F

Tenure: Freehold

Accessibility / Adaptations: Lateral living

Solar Panels: Owned

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Conservation area: No Listed building: No

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Tree Preservation Order: Yes

Parking: EV charging private, private driveway & gated parking

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website Mobile Signal: Refer to Ofcom website





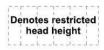






Lonnen Road, Wimborne, BH21





Approximate Area = 1850 sq ft / 171.8 sq m
Limited Use Area(s) = 35 sq ft / 3.2 sq m
Garage = 141 sq ft / 13 sq m
Total = 2026 sq ft / 188 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). @ntchecom 2025. Produced for Edwards Estates Ltd. REF: 1272223



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