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14b Durlston Road, Poole - BH14 8PQ

Poole

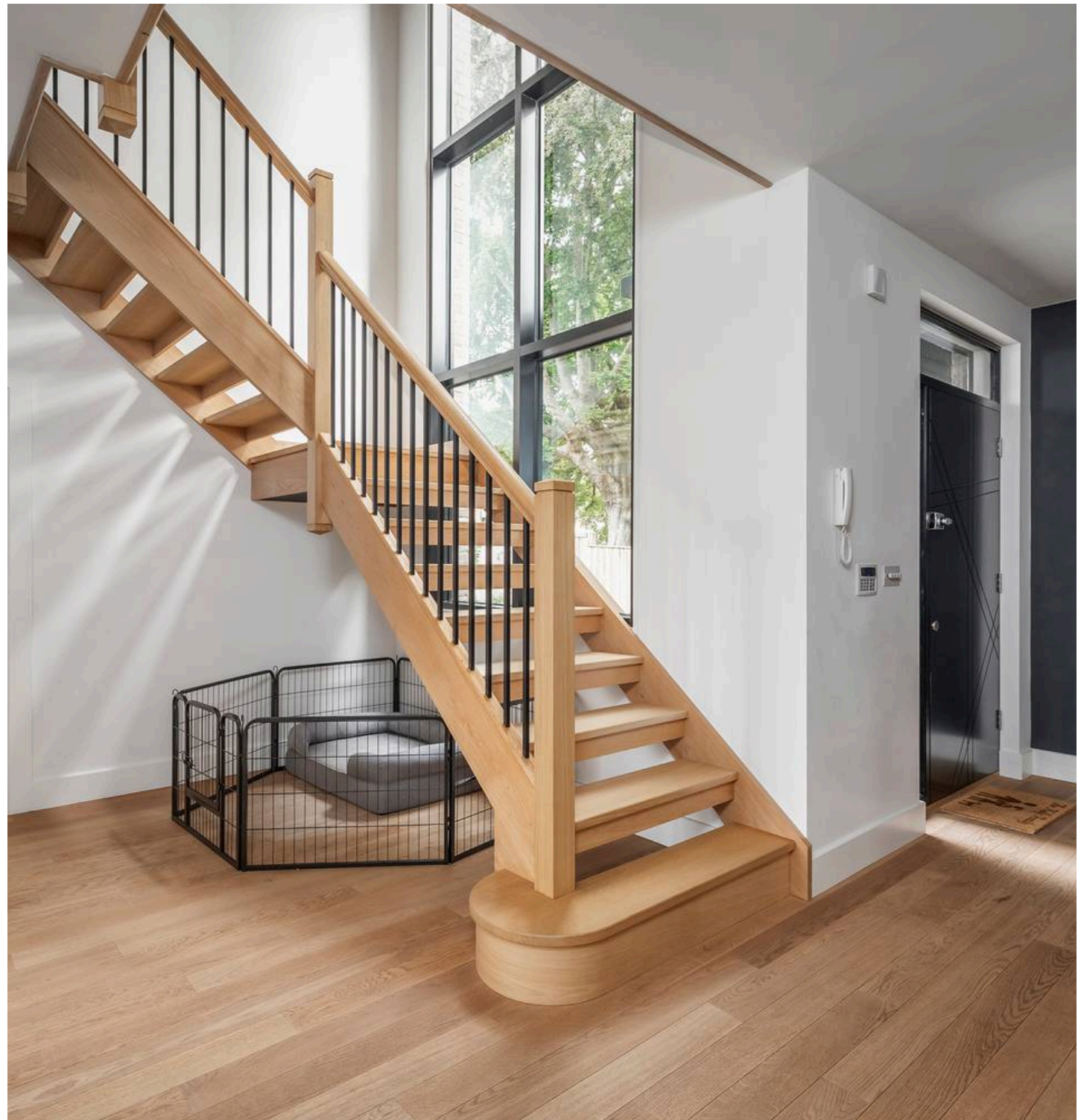
£1,495,000



14b Durlston Road

Positioned within one of Lower Parkstone's quieter residential settings, this contemporary detached residence built by Shoreline Building in 2020, combines architectural clarity with a practical family layout across the first two floors. Extending to approx. 3,000 sq.ft., the house has been carefully designed around a dramatic central staircase finished in solid oak and full height glazing that draws natural light through the core of the home. The principal living spaces connect fluidly to both the landscaped rear garden and the substantial roof terrace, while bespoke joinery, tailored dressing spaces and premium interiors comfortably contrast the architectural lines.

- Tucked in a private position behind video gated entrance system
- Large rooftop entertaining floor with bespoke bar
- Circa. 3,000 sq.ft detached contemporary residence
- Built in 2020
- Substantial tree-top roof terrace with westerly orientation and garden
- Open plan kitchen, breakfast & dining environment with dual wood burner
- Handcrafted painted kitchen with quartz worktops and solid oak drawers
- Cinema room, utility room and integral garage currently used as gym
- 3-4 double bedrooms plus 1-2 dressing rooms
- Underfloor heating throughout with remote remote-control hub system.
- Highly efficient with B EPC Rating & Solar Panels
- Council Tax Band G £3,999.98
- Freehold



ABOUT THIS PROPERTY:

A double height entrance hall immediately establishes the architectural impressiveness of the house, where natural oak flooring, bespoke cabinetry and carefully filtered light create a strong sense of arrival. The staircase rises through the centre of the property as a sculptural feature, framed by full height glazing.

The kitchen, breakfast and dining environment forms the heart of the ground floor and has been designed with both scale and practicality in mind. Handcrafted painted kitchen cabinetry, quartz worktops and ultra slim aluminium sliding doors connect directly onto the landscaped garden terraces. A dual aspect wood burning stove subtly separates the principal reception spaces without interrupting the openness of the layout. Critall style sliding doors provide the option to divide the lounge for quieter evenings or more formal entertaining. A bespoke cinema room introduces an atmospheric contrast, while a substantial utility room, integral garage and fitted boot room cabinetry reinforce the practicality of design for family living or a luxury wow pad!

The first floor has been arranged entirely around the bedroom accommodation. The principal suite overlooks the rear garden and incorporates two fitted dressing areas together with a luxury ensuite finished with Hansgrohe & Duravit sanitary ware, a walk through wet room shower with crystal plant basin and tiling by Fired Earth and Porcelanosa. The superfluous second dressing room easily lends itself to being converted back into a fourth family bedroom, as per the original design, which the seller would be willing to do. Two further double bedrooms and additional bath and shower facilities follow premium specification.

The top floor has been designed almost entirely as an entertaining and lifestyle level. A large rooftop lounge with bespoke bar and wood burning stove opens directly onto a substantial terrace enclosed by frameless glass balustrading, where elevated westerly outlooks extend across surrounding trees towards Poole Harbour in the distance.

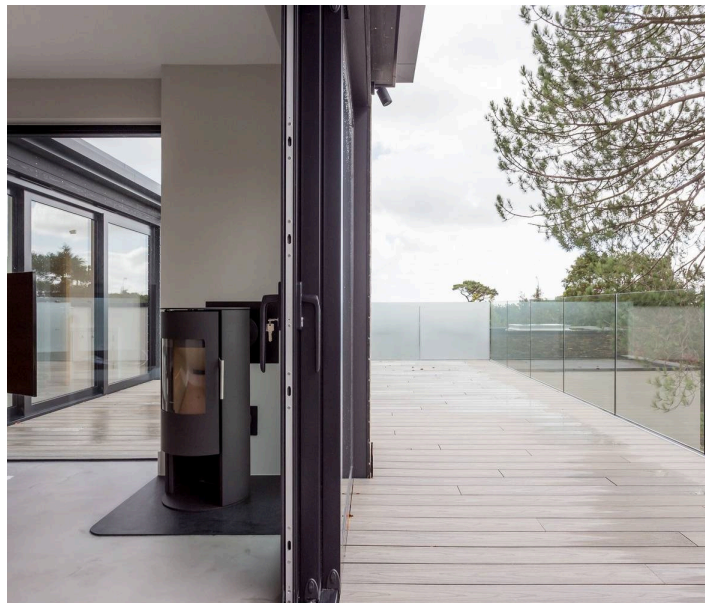


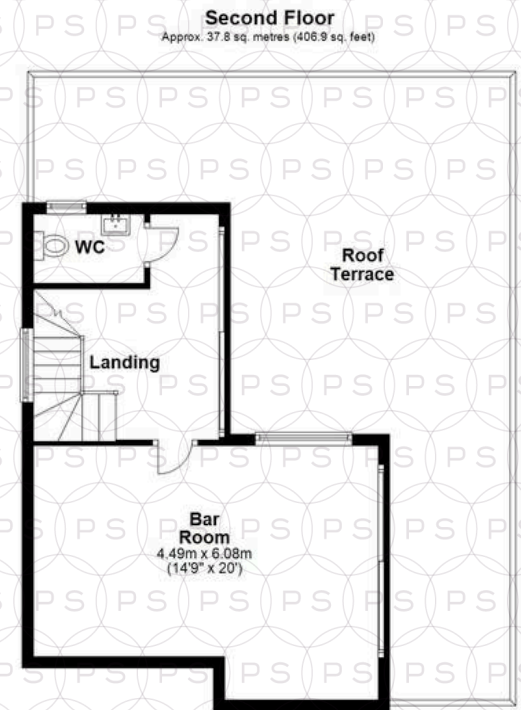
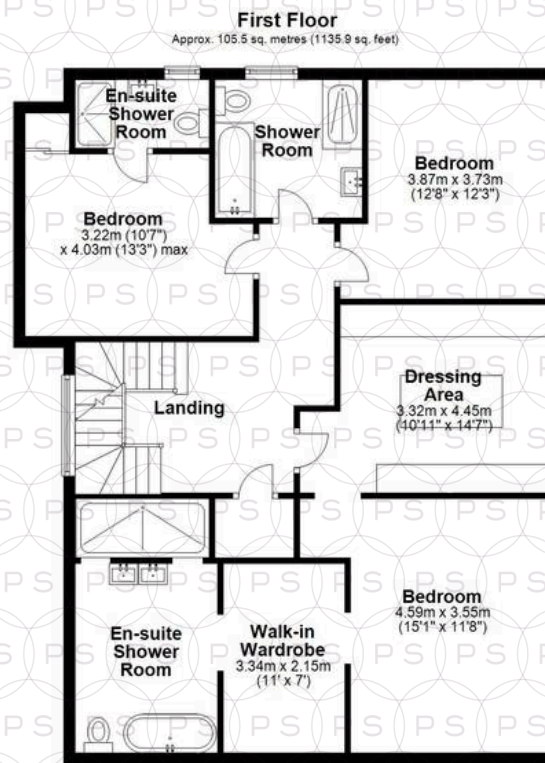
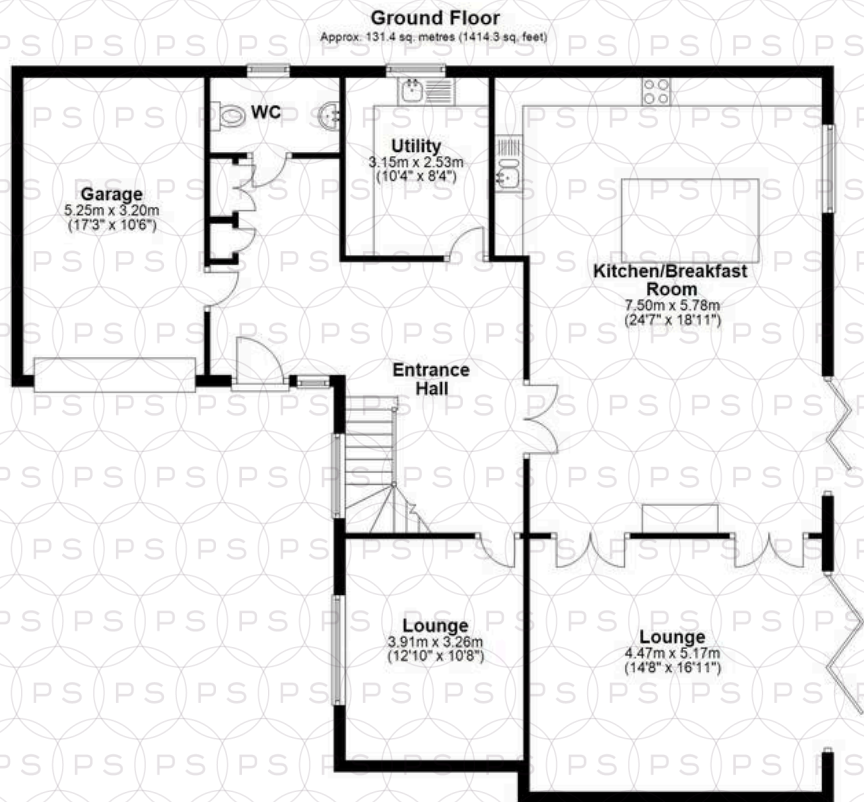
OUTSIDE:

The rear west-facing garden has been professionally landscaped to create a softer and more established setting, combining level lawn with broad paved terraces and carefully layered planting. The substantial roof terrace enjoys late afternoon and evening sun together with elevated treetop views and distant glimpses towards Poole Harbour. To the front, electrically operated gates open onto a block paved driveway providing off road parking alongside the integral garage, which is currently used as a gym. Other features include CCTV, alarm, Sonos wiring, CAT6 cabling and fibre broadband.

LOCATION:

Durlston Road sits within one of Lower Parkstone's more established residential pockets, well positioned between the village atmosphere of Ashley Cross, Penn Hill and the coastline around Poole Harbour and Sandbanks. Ashley Cross, approx. half a mile away, offers a well regarded hub of independent cafés, restaurants, pubs and everyday amenities, together with Parkstone station providing direct services to London Waterloo in around two hours. The marinas, yacht clubs and watersports facilities of Poole Harbour are nearby, while championship golf courses and the beaches at Branksome Chine and Sandbanks further reinforce the area's year round coastal lifestyle appeal. The surrounding area is also particularly well regarded for both independent and state schooling.





Total area: approx. 274.7 sq. metres (2957.1 sq. feet)



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