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14b Durlston Road, Poole - BH14 8PQ

£1,495,000







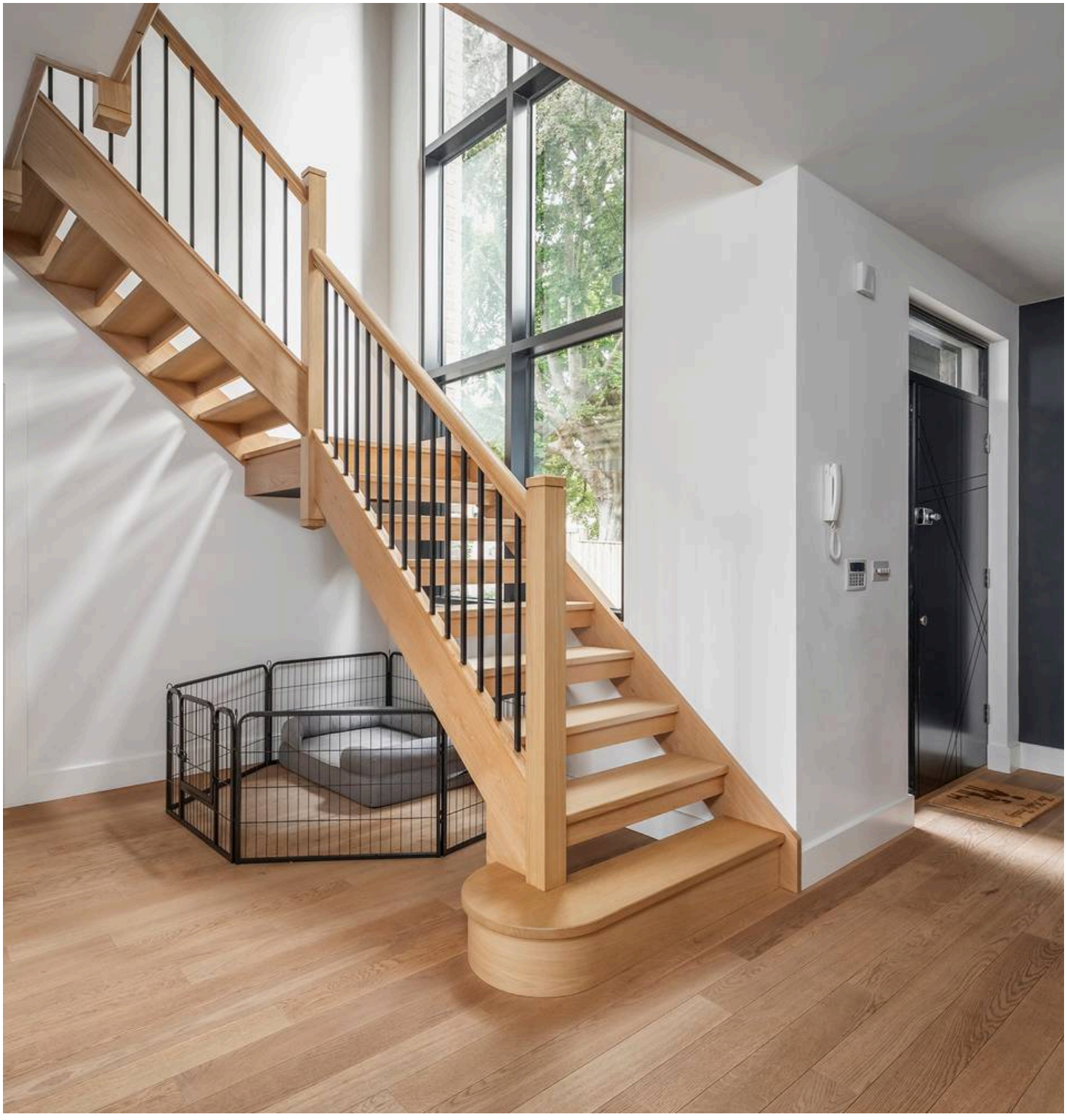

IRON MAN
GOD

14b Durlston Road

Lower Parkstone, Poole

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 striking double height entrance hall introduces the home's architectural character, with a sculptural oak staircase framed by full height glazing.

The spacious kitchen and dining area features handcrafted cabinetry, quartz worktops and sliding doors opening onto the garden. A dual aspect wood burning stove connects the principal living spaces, while Crittall style doors provide separation when required. A bespoke cinema room, utility and fitted boot room add practicality.

The first floor offers three double bedrooms, including a principal suite with two dressing areas and a luxurious ensuite. One dressing room can be reinstated as a fourth bedroom by the seller. Additional bath and shower facilities serve the remaining bedrooms.

The top floor is dedicated to entertaining, with a rooftop lounge, bespoke bar and wood burning stove opening onto an impressive west facing terrace.

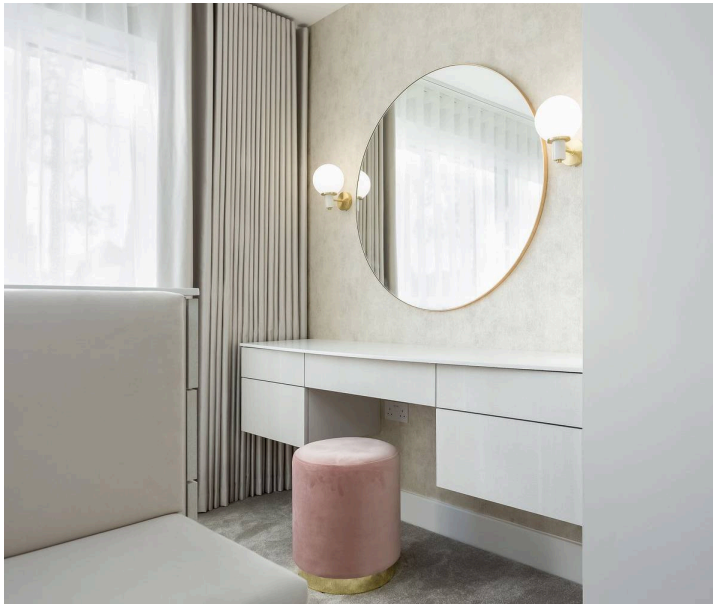
OUTSIDE:

The landscaped west facing garden combines level lawn, generous paved terraces and established planting. Above, the substantial roof terrace enjoys afternoon and evening sunshine, treetop views and distant glimpses of Poole Harbour. Electric gates open onto a driveway and integral garage, currently used as a gym.

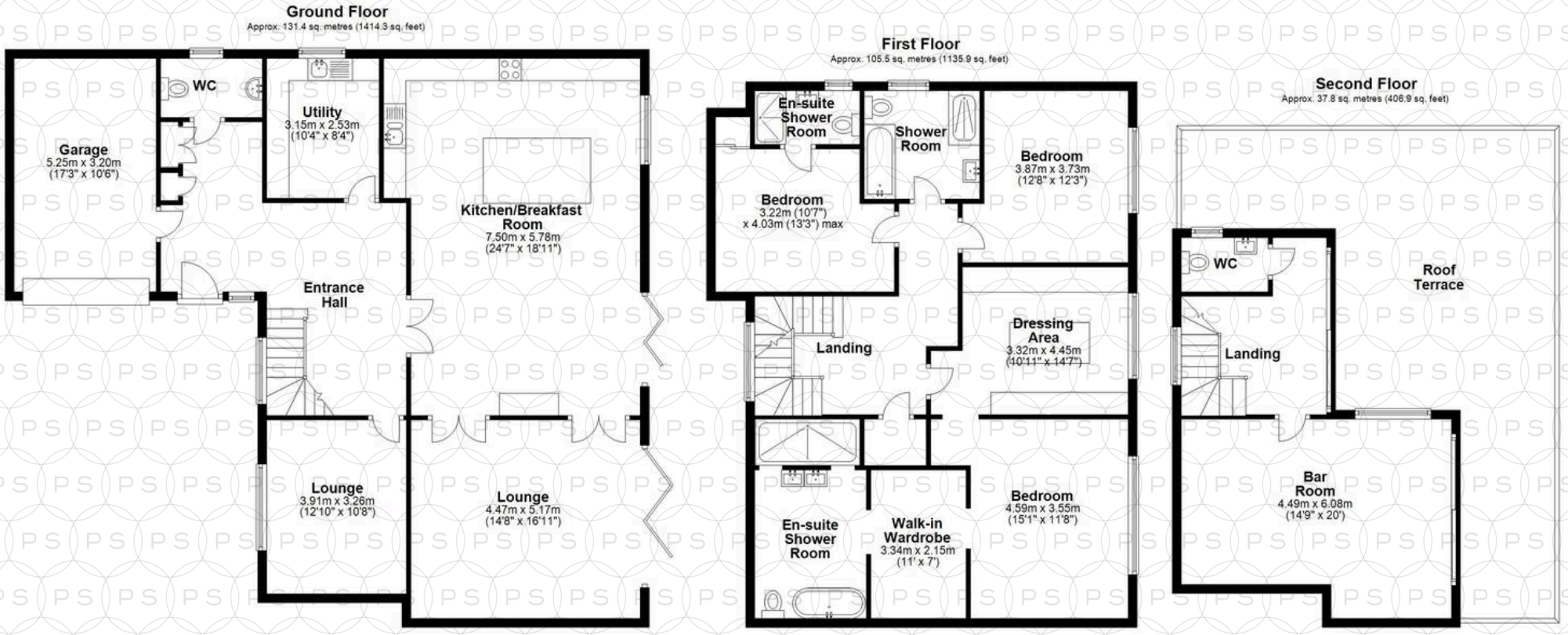
LOCATION:

Situated in a quiet residential setting in Lower Parkstone, approximately half a mile from Ashley Cross with its independent cafés, restaurants and Parkstone railway station offering direct London Waterloo services. Penn Hill, Poole Harbour's marinas and watersports facilities are nearby, together with the beaches at Branksome Chine and Sandbanks. The area also offers excellent schooling and access to championship golf courses.









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

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Plan produced using PlanUp.



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