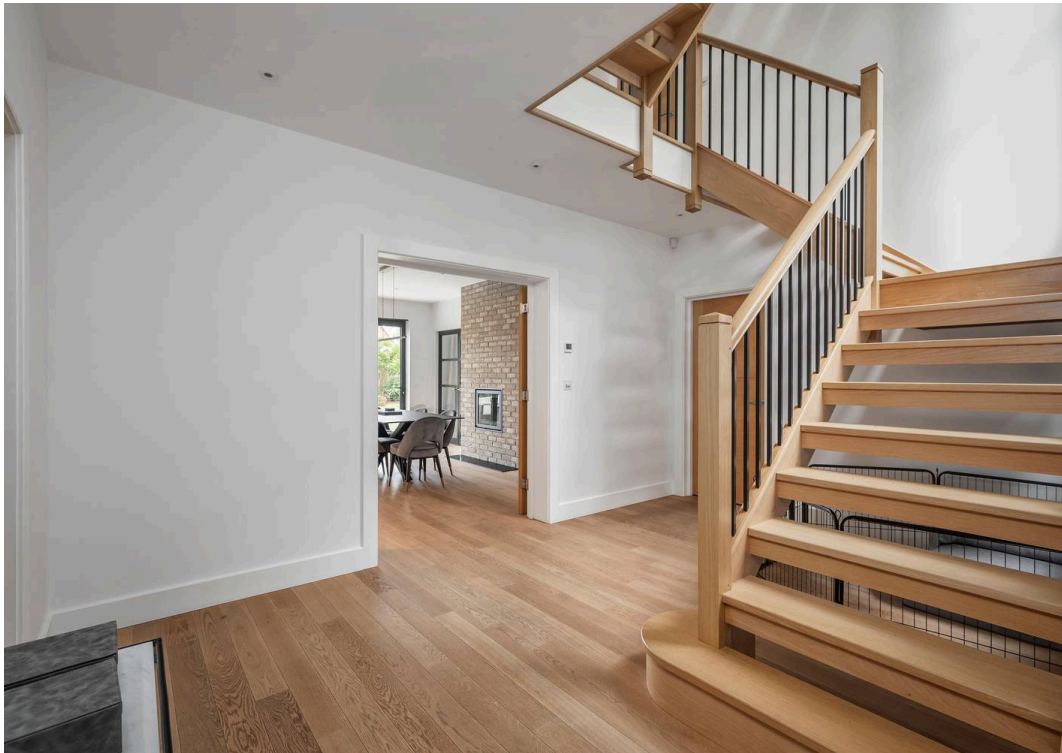


PS

14b Durlston Road, Lower Parkstone, Poole - BH14 8PQ

For Sale £1,495,000



## Durlston Road

This contemporary detached residence built by Shoreline Building in 2020 combines architectural clarity with a practical family layout 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. Bespoke joinery, tailored dressing areas and premium interiors soften the sharper architectural lines. The upper floor bar room and substantial terrace introduce a lifestyle element rarely found within this setting, all within easy reach of Ashley Cross, Poole Harbour and the beaches of Sandbanks.

- Built by multi-award winning team of professionals
- Tucked in a private position behind video gated entrance system
- Circa. 3,000 sq.ft detached contemporary residence
- Large rooftop entertaining floor with bespoke bar
- Substantial tree-top roof terrace with westerly orientation and garden
- 3-4 double bedrooms plus 1-2 dressing rooms
- 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 a gym
- Underfloor heating throughout with remote remote-control hub system
- CCTV, alarm, Sonos wiring, CAT6 fibre cabling
- Highly efficient with B EPC Rating & Solar Panels
- Council Tax Band G £3,999.98



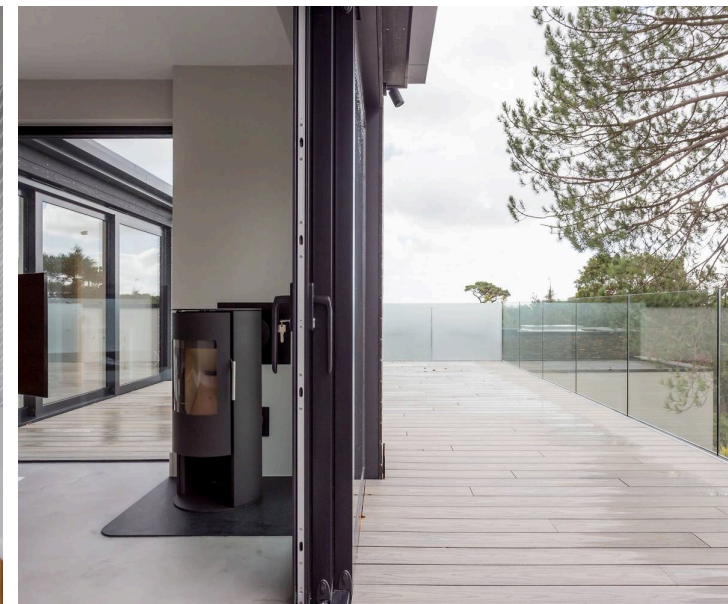
A double height entrance hall immediately establishes the architectural tone of the house, where the staircase rises through the centre of the property as a sculptural feature framed by full height glazing. The kitchen, breakfast and dining space forms the heart of the ground floor, arranged around handcrafted cabinetry, quartz worktops and slim aluminium sliding doors opening onto the landscaped garden. A dual aspect wood burning stove subtly separates the principal reception spaces, with Critall style doors offering flexibility between open plan and quieter living. A bespoke cinema room introduces a more atmospheric contrast, while the utility room, integral garage and fitted boot room cabinetry reinforce the practicality of the design. The first floor is arranged around the bedroom accommodation. The principal suite overlooks the rear garden and includes two fitted dressing areas together with a luxury ensuite featuring Hansgrohe and Duravit sanitaryware, a walk through wet room shower and Fired Earth and Porcelanosa tiling. Two further double bedrooms and additional bath and shower facilities continue the same restrained specification. A dedicated entertaining space occupies the top floor, centred around a rooftop lounge with bespoke bar and a substantial outdoor terrace enclosed by frameless balustrading, where elevated westerly views extend towards Poole Harbour.

#### **OUTSIDE:**

The west-facing rear garden has been professionally landscaped with broad paved seating areas, level lawn and layered planting creating a softer and more established setting. Late afternoon and evening sun enhance both the garden and upper entertaining spaces, while electrically operated gates open onto a block paved driveway providing parking alongside the integral garage, which is currently used as a gym.

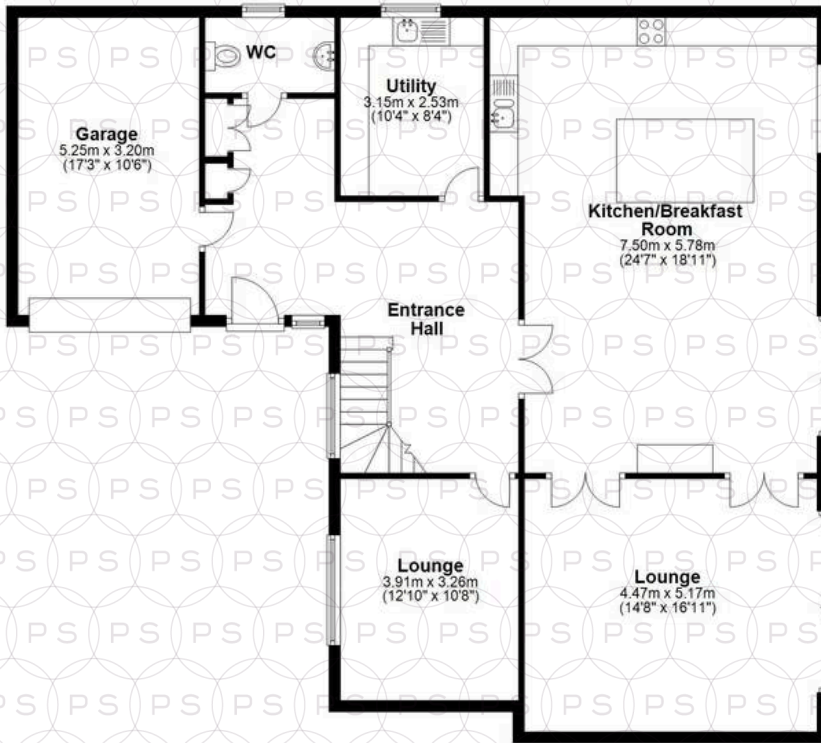
#### **LOCATION:**

Durlston Road is a desirable Lower Parkstone address, close to Ashley Cross, Penn Hill and the coastline around Poole Harbour and Sandbanks. Ashley Cross, approximately half a mile away, offers independent cafés, restaurants, pubs and a mainline station with direct services to London Waterloo. Nearby marinas, golf courses and beaches further reinforce the area's year round coastal lifestyle appeal, alongside well regarded independent and state schooling.



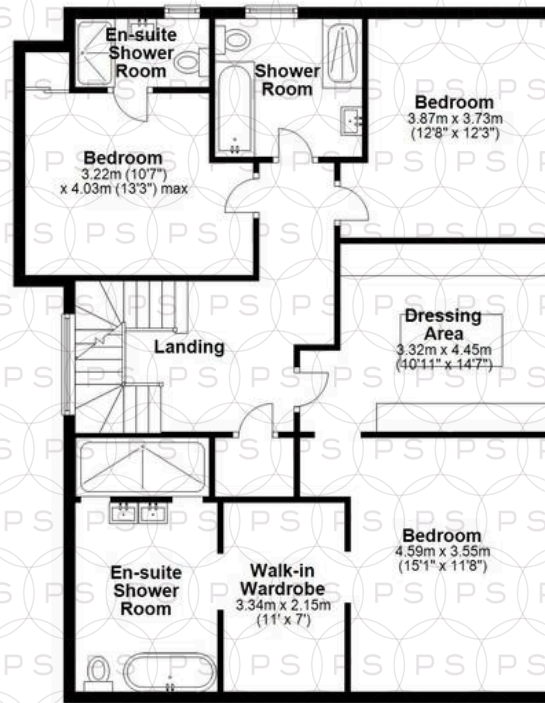
### Ground Floor

Approx. 131.4 sq. metres (1414.3 sq. feet)



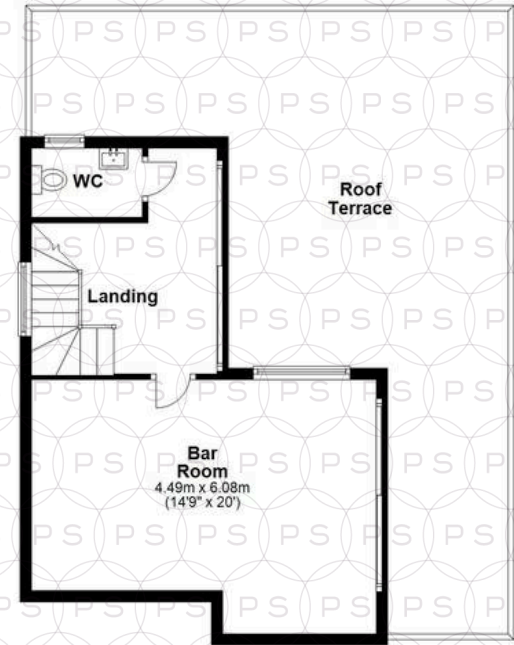
### First Floor

Approx. 105.5 sq. metres (1135.9 sq. feet)



### Second Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



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



## Philippa Sole Ltd

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