

Luxury+Prestige

KOTO

14 DOVER ROAD, BRANKSOME PARK, POOLE, DORSET, BH13 6DZ





PROPOSED FRONT ELEVATION (SOUTH EAST)

Scale 1:100 @ A3

INSPIRATION IMAGES OF MATERIALS & LANDSCAPING



PROPOSED SIDE ELEVATION (SOUTH WEST)

Scale 1:100 @ A3

0 1 2 3 4 5 10m

MARLOW ARCHITECTS

PROPOSED ELEVATIONS - **HOUSE 2** | 1:100 @ A3 | **2504 11** | **14 DOVER ROAD, POOLE**

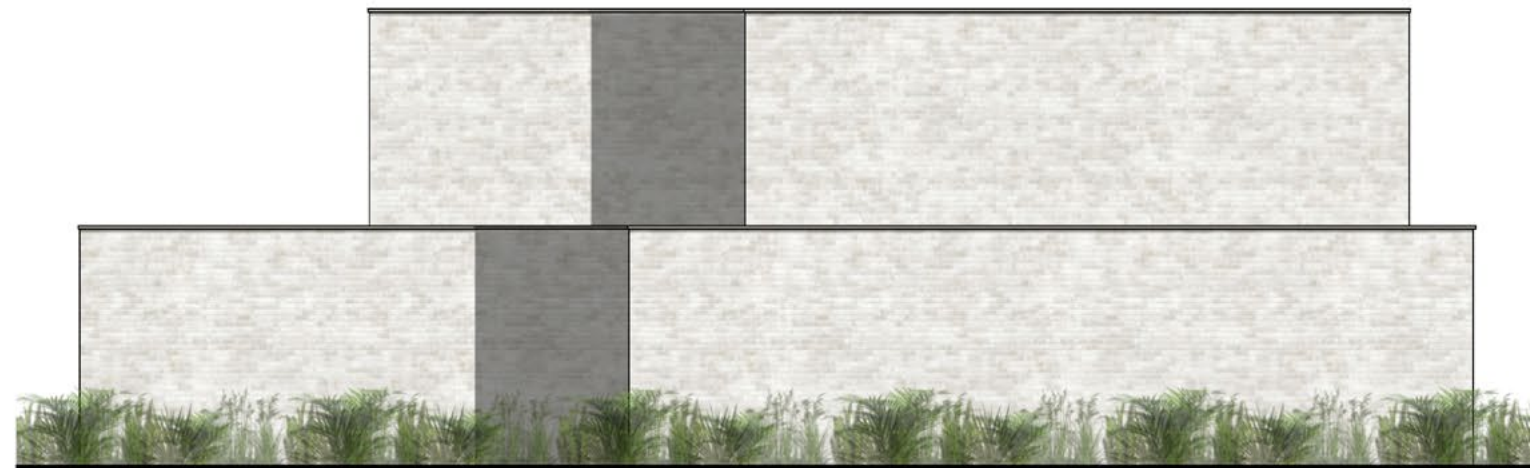
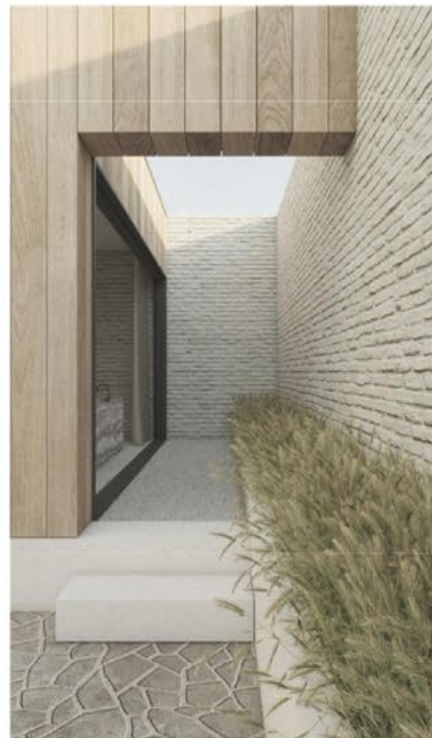
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PROPOSED REAR ELEVATION (NORTH WEST)
Scale 1:100 @ A3

INSPIRATION IMAGES OF MATERIALS & LANDSCAPING



PROPOSED SIDE ELEVATION (NORTH EAST)
Scale 1:100 @ A3

0 1 2 3 4 5 10m

MARLOW ARCHITECTS

PROPOSED ELEVATIONS - **HOUSE 2** | 1:100 @ A3 | **2504 12** | **14 DOVER ROAD, POOLE**

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FLOOR PLAN KEY:

- 01: FRONT ENTRANCE WITH DOUBLE HEIGHT ABOVE
- 02: ENTRANCE HALLWAY WITH STAIR UP AND PLANTER
- 03: DOUBLE GARAGE WITH EV CHARGING & PLANT 
- 04: BOOT ROOM
- 05: COATS
- 06: HOME GYM
- 07: HOME OFFICE / STUDY
- 08: WC
- 09: KITCHEN WITH ISLAND
- 10: DINING
- 11: LIVING
- 12: FIRE PLACE
- 13: PREP / PRO KITCHEN
- 14: SNUG

0 1 2 3 4 5 10m

MARLOW ARCHITECTS

PROPOSED GROUND FLOOR PLAN - **HOUSE 2** | 1:100 @ A3 | **2504 06** | **14 DOVER ROAD, POOLE**

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- FLOOR PLAN KEY:**
- 01: FIRST FLOOR LANDING
 - 02: VOID OVER ENTRANCE BELOW
 - 03: BEDROOM 5
 - 04: DRESSING
 - 05: ENSUITE WITH ROOF LIGHT ABOVE
 - 06: BEDROOM 4
 - 07: DRESSING
 - 08: ENSUITE WITH ROOF LIGHT ABOVE
 - 09: LINEN CUPBOARD
 - 10: BEDROOM 3
 - 11: ENSUITE WITH ROOF LIGHT ABOVE
 - 12: BEDROOM 2
 - 13: ENSUITE WITH ROOF LIGHT ABOVE
 - 14: MASTER BEDROOM
 - 15: FIRE PLACE
 - 16: MASTER DRESSING
 - 17: MASTER ENSUITE
 - 18: ROOF TERRACE

0 1 2 3 4 5 10m



Previous Project
Ravine Road, Canford Cliffs





Previous Project
Salterns Way, Lilliput



TAKE A STEP INSIDE



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

vimeo

Floorplan

Koto, 14 Dover Road
Branksome Park, Poole, BH13 6DZ

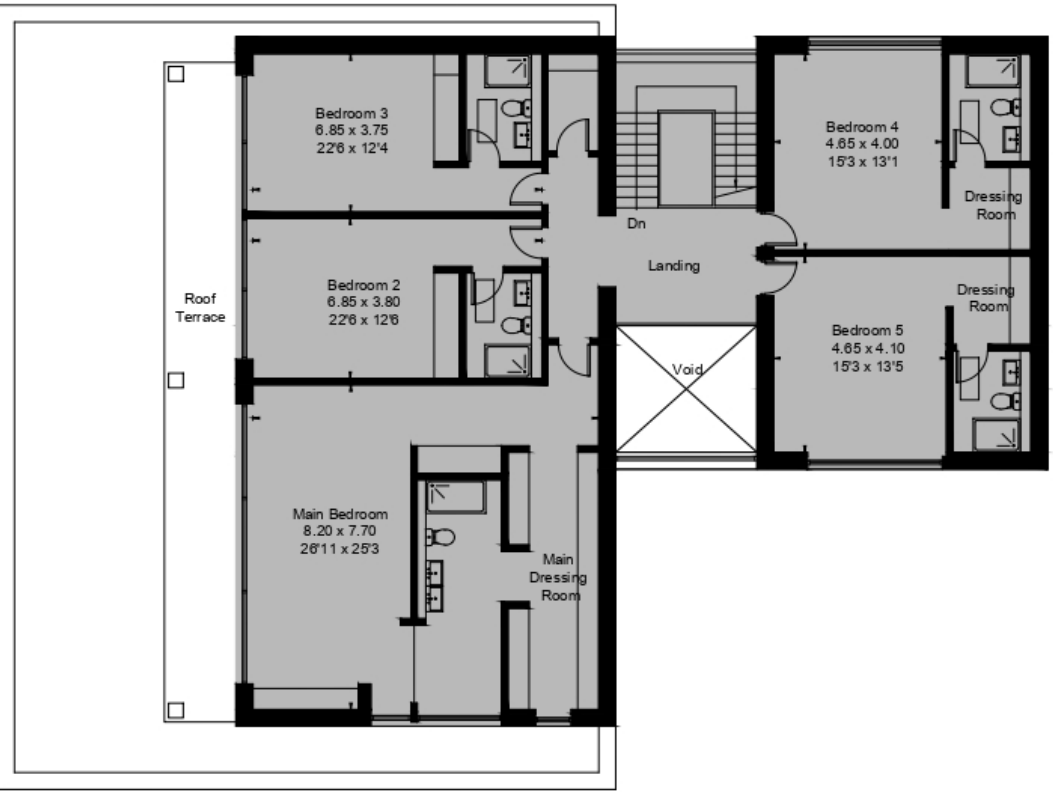
GROSS INTERNAL AREA

House: 5,740 sq. ft / 533 m²

Sizes and dimensions are approximate, actual may vary.



Ground Floor



First Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #97622

Summary

Tucked away on a quiet private road in the prestigious Branksome Park, Koto is one of only two bespoke homes in an exclusive development by renowned local developer Cullen Homes.

It extends to 5,740 square feet and will be constructed over just two storeys, offering a rare blend of contemporary elegance and practical family living. All of this and set in a half acre plot with beautifully landscaped south-westerly facing grounds. A secure gated driveway, ample parking, and a double garage ensure both privacy and convenience. The Ground Floor offers seamless living amidst nature and is designed to embrace its tranquil sylvan setting, it features a generous formal reception room, a private study, a fully equipped gym with a cloakroom and utility room for day-to-day ease. At the heart of the home is an expansive open-plan living space, anchored by a bespoke designer kitchen with premium integrated appliances and a walk-in pantry. Floor-to-ceiling sliding glass doors blur the lines between indoors and out, opening onto a paved terrace ideal for al fresco dining, and providing direct access to the stunning landscaped garden. The first floor boasts five spacious double bedrooms, each with luxuriously appointed en suites. Two of the bedrooms enjoy direct access to balconies, offering serene views of the surrounding greenery. The showpiece is the principal suite featuring a large balcony, a generous walk-in dressing room with a spa-inspired en suite with a freestanding bath and walk-in rainfall shower. This is a rare off-plan opportunity with construction due to commence shortly, allowing for potential savings and a range of personalisation options, subject to build stage. This could include the potential for a smaller single storey dwelling if desired. A full specification and brochure are available upon request.

Details

Guide Price:

£4,495,000

Tenure:

Freehold

Lease Length:

N/A

Maintenance:

N/A

Ground Rent:

N/A*

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty:

Main Home

£453,150**

Additional Home

£677,900**

** based on guide price

Local Authority:

BCP Council

Council Tax:

Band TBC

2025/2026

£x,xxx.xx pa***

*** Amount shown is for a main home, please seek advice for additional home.

Services:

Mains gas, electricity, water and drainage

Key features

- + Half acre plot in Branksome Park
- + Five bedroom suites
- + Extends to 5,740 square feet
- + Open plan kitchen / living / dining
- + Luxury Italian kitchen
- + Exquisite design
- + Solar panels and EV charger
- + Air source heat pumps and MVHR
- + Highly efficient
- + Available to purchase off plan

Our team



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