

Luxury+Prestige

OKA

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







PROPOSED FRONT ELEVATION (NORTH WEST)
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



PROPOSED REAR ELEVATION (SOUTH EAST)

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 1** | 1:100 @ A3 | **2504 10** | **14 DOVER ROAD, POOLE**

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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

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

GROSS INTERNAL AREA (APPROXIMATE)

House: 3,400 sq. ft / 315 m²

Sizes and dimensions are approximate, actual may vary.



0 1 2 3 4 5 10m

Summary

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

It extends to approximately 3,400 square feet and will be constructed over just a single 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. Seamless living amidst nature it is designed to embrace its tranquil sylvan setting. It features a generous open plan kitchen family room with a walk in pantry, a private study, a cloakroom and three generous double bedrooms, each with en suite baths / showers. The principal bedroom benefits from a walk in closet and access to a covered sun terrace. At the heart of the home the expansive open-plan living space is 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. This is a rare off-plan opportunity with construction due to commence shortly, subject to grant of planning permission, allowing for potential savings and a range of personalisation options, subject to build stage. A full specification and brochure are available upon request.

Details

Guide Price:	£3,295,000
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 £309,150** Additional Home £473,900** ** 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
- + Rare single storey design
- + Approximately 3,400 square feet
- + Open plan kitchen / living / dining
- + Luxury Italian kitchen
- + Exquisite design
- + Solar panels and EV charger
- + Air source heat pumps and MVHR
- + By a market leading developer
- + Available to purchase off plan

Our team



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