

Luxury + Prestige

# 2 DURLSTON ROAD

LOWER PARKSTONE, POOLE, BH14 8PQ



















# TAKE A STEP INSIDE



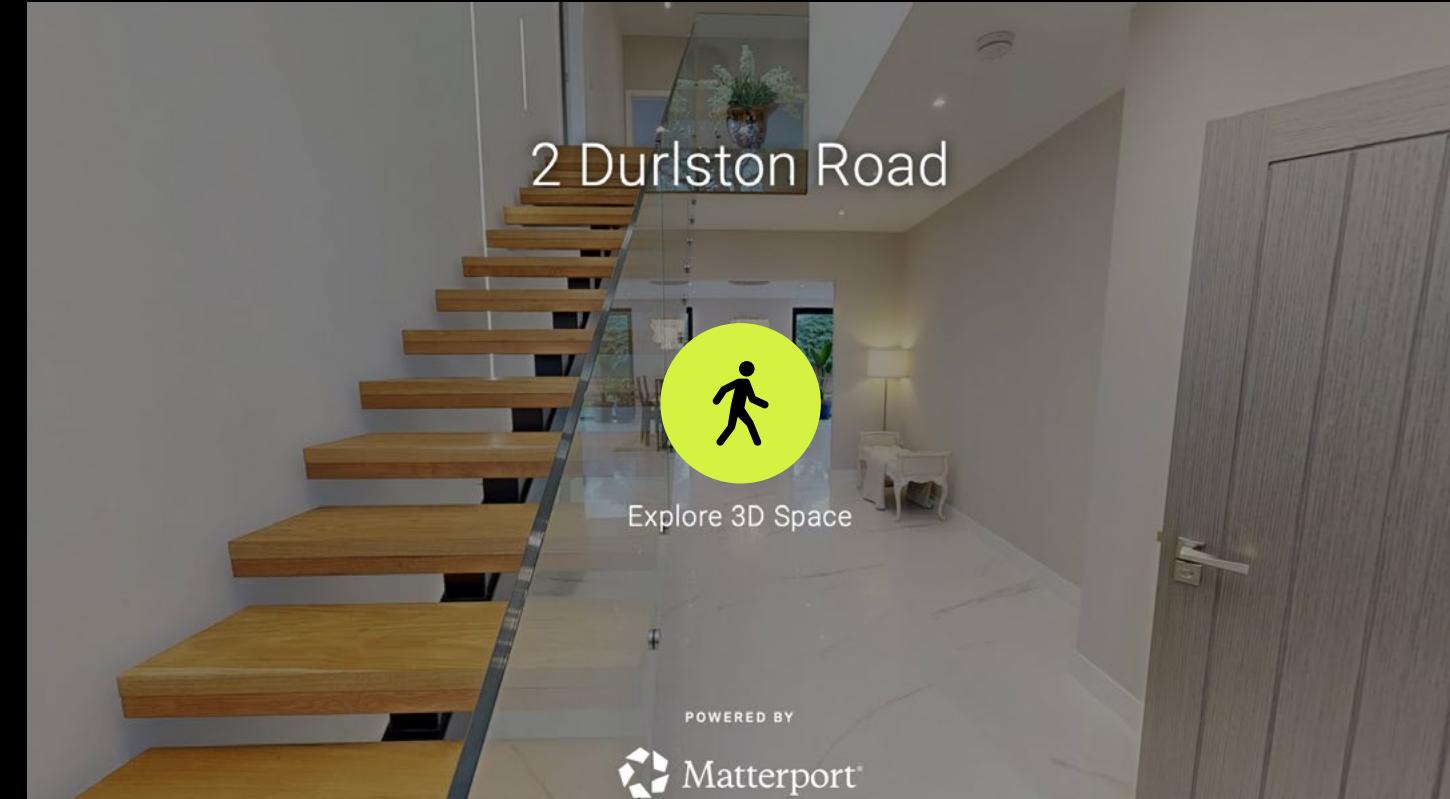
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

vimeo

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

## Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

 **Matterport™**

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

# Floorplan

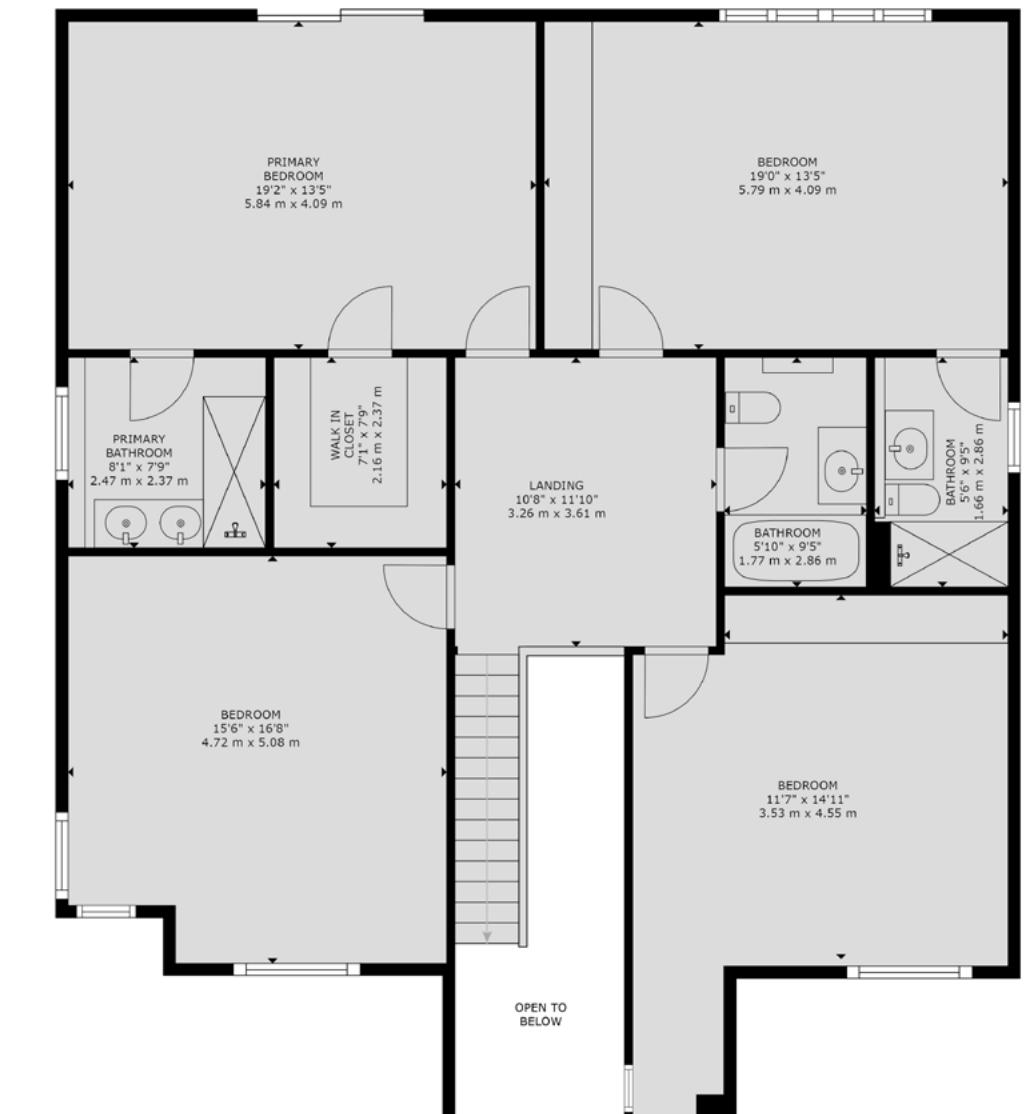
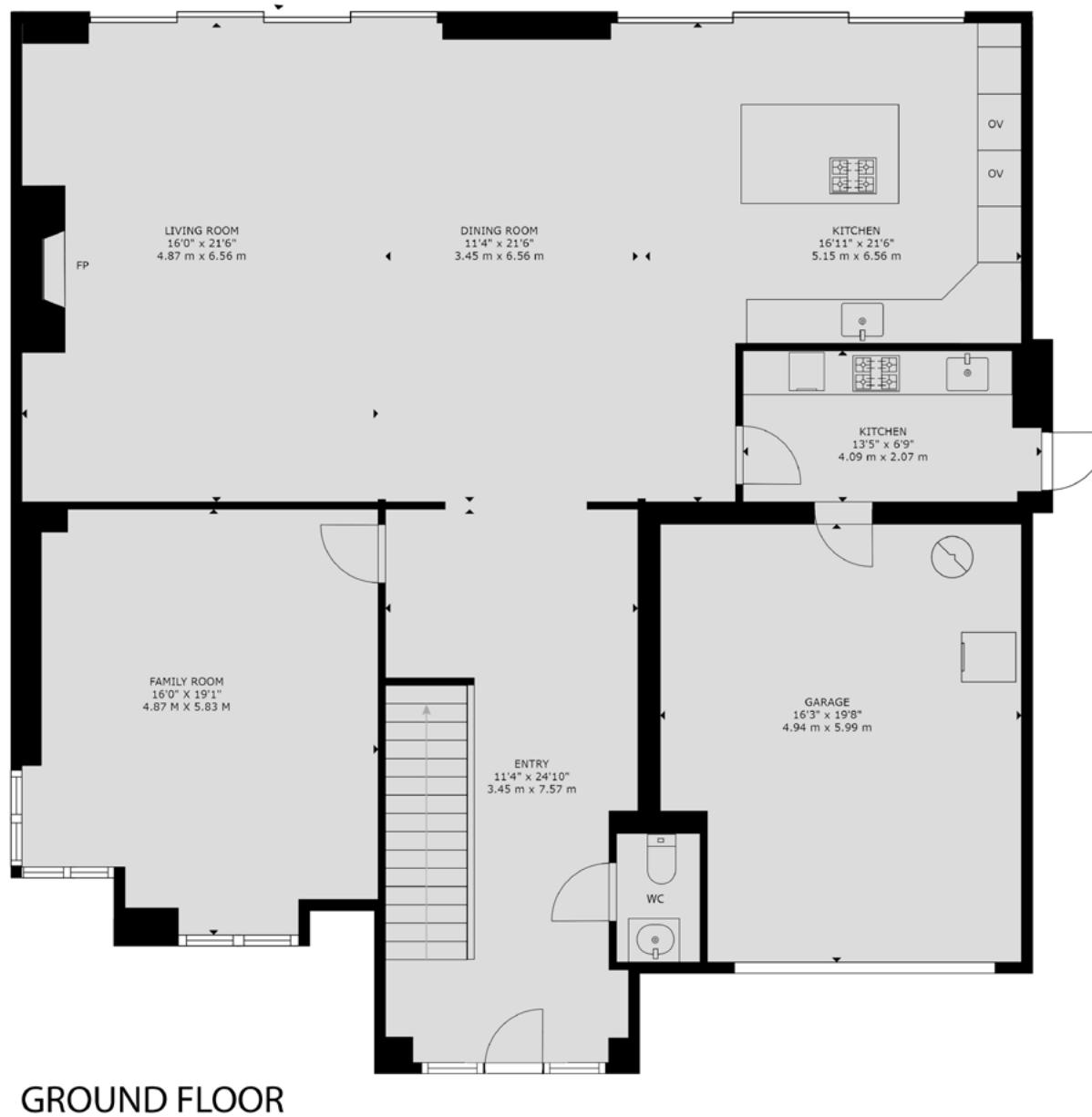
2 Durlston Road, Lower Parkstone  
Poole, BH14 8PQ

## GROSS INTERNAL AREA

### House:

Ground Floor: 1,599 sq. ft / 148 m<sup>2</sup>  
First Floor: 1,543 sq. ft / 143 m<sup>2</sup>  
Garage: 305 sq. ft / 28 m<sup>2</sup>  
Total: 3,447 sq. ft / 319 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



# Summary

**This attractive and highly individual contemporary home was built by a local couple for their own occupation and as such it features an especially high quality of design as well as fit and finish.**

In the local area new homes are often sold in pairs - that it is to say on sub-divided plots - but this is a true one for one replacement sitting on a large plot and with an impressive frontage to the road. The built form is sizeable and extends to over 3,400 square feet arranged over just two floors, another feature which is rare to find on a newly constructed home. On the first floor there are four extremely generous double bedrooms and three bathrooms. The principal bedroom is the most luxurious which benefits from a private sun balcony and a walk in closet. A stunning contemporary open tread staircase connects the reception hall and the ground floor where there is a hugely impressive 44' open plan lifestyle room with high ceilings and large format sliding patio doors connecting to the private sun terrace and level rear garden. The lifestyle room zones comfortably for contemporary kitchen complete with stone tops, a centre island and breakfast bar as well as informal dining and casual sitting. The additional sitting room is also an impressive size and an unusual feature is the utility room which could double up as a "work" kitchen.

# Details

Guide Price:	£1,750,000
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 £23,750** Additional Home £211,250** ** based on guide price
Local Authority:	BCP Council
Council Tax:	Band G 2025/2026 £3,758.23pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

## Key features

- + Newly constructed
- + Arranged over just two floors
- + Over 3,400 sq ft
- + Impressive frontage
- + Level rear garden
- + 44' Kitchen lifestyle room
- + Large utility / secondary "work" kitchen
- + Four impressive double bedrooms
- + Beautiful open tread staircase
- + Stunning reception hall

# Our team



**Steve Isaacs**  
Managing Director

07970 878106  
steve@luxuryandprestige.com



**Harriet Towning**  
Head of Sales

07809 908718  
harriet@luxuryandprestige.com



**Adrianna Ciereszko**  
Lead Photographer

07944 986977  
adrianna@luxuryandprestige.com



**Ryan Horan**  
Land & New Homes

07512 196688  
ryan@luxuryandprestige.com



**Thomas Powner**  
Residential Sales

07437 491094  
tom@luxuryandprestige.com



**Valentina Morana**  
Residential Sales

07366 799790  
valentina@luxuryandprestige.com



**Joanne Bound**  
Search Agent

01202 007373  
jbound@luxuryandprestige.com



**Jane Honour**  
Administrator

01202 007373  
jane@luxuryandprestige.com

# Get in touch

In person:

28A Haven Road  
Canford Cliffs  
Poole  
BH13 7LP

By phone:

01202 007373

By email:

[info@luxuryandprestige.com](mailto:info@luxuryandprestige.com)

Online:

[luxuryandprestige.com](http://luxuryandprestige.com)

Facebook:

[facebook.com/luxuryandprestige](https://facebook.com/luxuryandprestige)

Instagram:

[@luxuryprestigerealty](https://@luxuryprestigerealty)

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