

Luxury+Prestige



OKA

1A WITHINGHAM ROAD, BRANKSOME PARK, POOLE, BH13 6BX





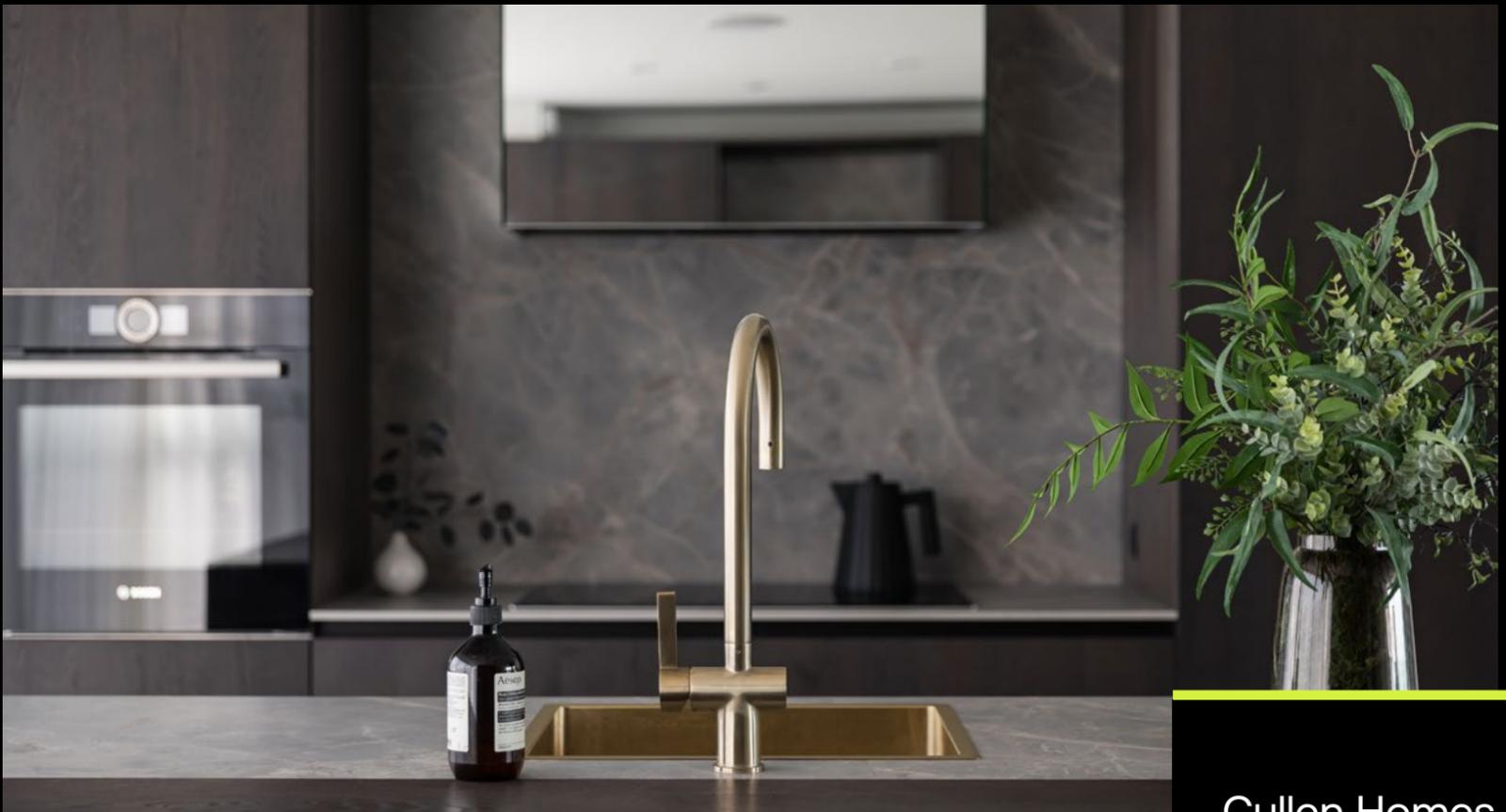


Cullen Homes Previous Project





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vimeo

Floorplan

Oka, 1A Withingham Road
Branksome Park, Poole, BH13 6BX

GROSS INTERNAL AREA

House: 5,740 sq. ft / 533 m²

Sizes and dimensions are approximate, actual may vary.



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, Oka is one of only two bespoke homes in an exclusive development by renowned local developer Cullen Homes.

It extends to approximately 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. Seamless living amidst nature it is designed to embrace its tranquil sylvan setting. It features five generous bathrooms, each with ensuite facilities. The principal bedroom features a walk in wardrobe and it shares a sizeable sun terrace with bedrooms two and three. Downstairs there is a 33' open plan lifestyle room zoned for kitchen, sitting and dining as well as a separate prep kitchen, separate sitting, home office and gymnasium. 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:	£4,395,000
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.
Local Authority:	BCP Council
Council Tax:	Band TBC 2026/2027 £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**
- + **Set out over just two storeys**
- + **Approximately 5,700 square feet**
- + **Open plan kitchen / living / dining**
- + **Luxury Italian kitchen**
- + **Exquisite design**
- + **Solar panels and EV car charger**
- + **Air Source Heat Pumps and MVHR**
- + **By a market leading developer**
- + **Available to purchase off plan**

Our team



Steve Isaacs
Managing Director

07970 878106
steve@luxuryandprestige.com



Harriet Towing
Head of Sales

07809 908718
harriet@luxuryandprestige.com



Adrianna Ciereszko
Lead Photographer

07944 986977
adrianna@luxuryandprestige.com



Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com



Valentina Morana
Residential Sales

07366 799790
valentina@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
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
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