

8 & 9  
DORNIE ROAD.

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Two contemporary detached properties in the quiet woodland setting of Canford Cliffs.

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A development by  
Cullen Homes.



8 *8* 9  
DORNIE ROAD.

Two contemporary detached properties in the quiet woodland setting of Canford Cliffs.

*New build development*

*Award winning Architects*

*Open plan living*

*Sought after location*

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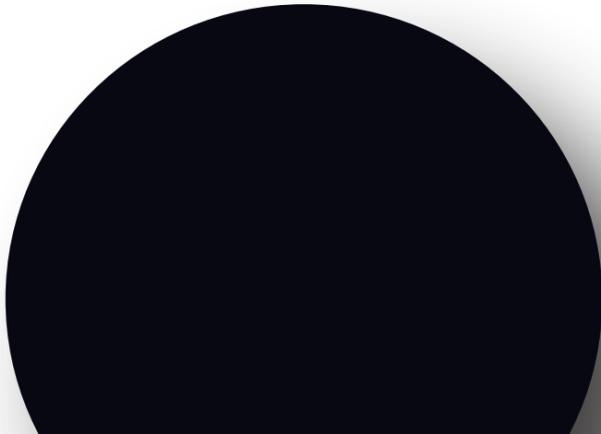
FOUNDED IN 2014, CULLEN HOMES HAS AN OVERRIDING MISSION TO CREATE THE MOST LUXURIOUS WATERSIDE PROPERTIES ON THE SOUTH COAST.

“Over the years, the majority of our developments have sold off-plan and have proven to be excellent investments as well as idyllic primary or second homes for our clients.

The bespoke product, focusing on attention to detail, paired with the prime waterside sites generally of low supply, has in many cases allowed purchasers to realise capital gains when considering agent’s market valuations or off-market offers post handover”.



Tom Cullen  
Chief Executive Officer



## 8 & 9 Dornie Road.

We are delighted to offer for sale a brand-new development of two contemporary properties in a quiet woodland setting and no through road, situated Canford Cliffs, an affluent suburb of Poole. The properties benefit easy access to Sandbanks beaches by foot, via a cut through walkway at the end of Dornie Road. The properties each comprise of over 3000 sq ft of luxury living accommodation, designed by the award-winning David James Architects.

Each of the properties are arranged over 3 floors and include 4 double bedrooms, each with their own en-suite, an open plan kitchen, living and dining space, a media room and large outdoor terraces. No. 8 Dornie Road has been designed and built to allow for the later installation of a roof garden at any given time, should the purchasers desire and subject to the usual planning consent.

The cutting-edge design is complemented with a range of luxurious finishes including a designer Italian kitchen with Siemens appliances, Italian porcelain tiles to bathrooms and floors, a contemporary fitted living composition with built in bioethanol fire and an abundance of bespoke furniture compositions including fitted wardrobes to all bedrooms, wall hung media units and fitted utility furniture.



# LIVING



## KEY FEATURES

### 8 & 9 Dornie Road.

Both properties benefit from the following key features:

Contemporary external architecture designed by award winning David James Architects, incorporating buff brick, grey aluminium, render and Parklex timber cladding

Grand entrance halls with floating staircases

Large expanses of floor to ceiling glass over three floors providing an abundance of natural light from all elevations

Lovely woodland setting in a quiet, no through road

Large open plan family room incorporating kitchen, living and dining area with access to gardens and terraces, both front and rear

Generous master suite boasting a fully fitted dressing room and luxurious en-suite

Three additional double bedrooms, all with en-suites and fitted wardrobes

Further living and functional spaces include a media and utility room

Carefully zoned wet fed underfloor heating to all three floors, controlled via thermostat or app

Large double garage with feed for future installation of an electric car charging point

Fully landscaped grounds offering a selection of uses

# OPEN PLAN LIVING

The first floor boasts a large open plan kitchen, living and dining space, opening out to terraced areas.

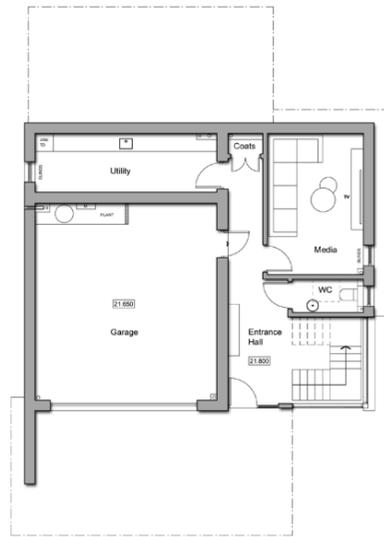


Contemporary Italian designer kitchen with a Quooker hot tap and a range of fully integrated Siemens appliances including fridge, freezer, dishwasher, oven, microwave, warming drawer and induction hob.

Living space includes a bespoke fire composition incorporating media furniture with porcelain details and a bioethanol burner.

No. 8

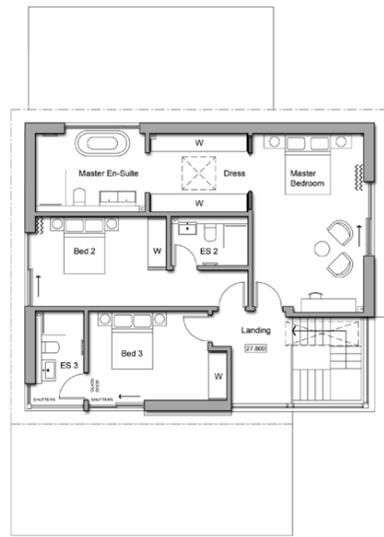
Right property when looking from the road.



Ground Floor Plan



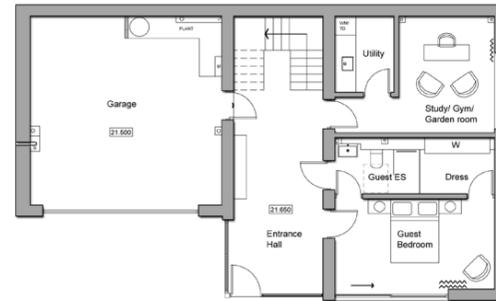
First Floor Plan



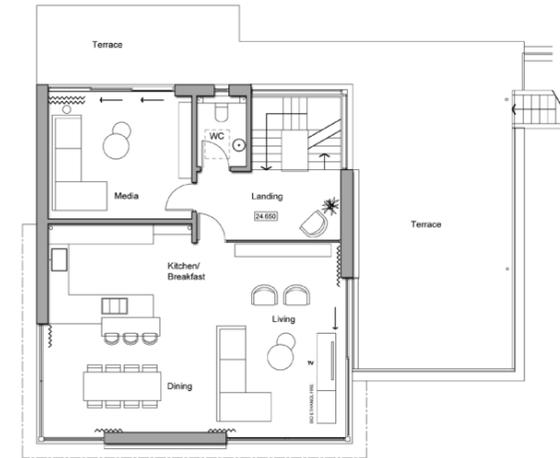
Second Floor Plan

No. 9

Left property when looking from the road.



Ground Floor Plan



First Floor Plan



Second Floor Plan

# LOCATION



The property is situated in Canford Cliffs, an affluent suburb of Poole, which is walking distance from Sandbanks beaches.

## ADDITIONAL FEATURES

### 8 & 9 Dornie Road.

Further additional features include:

- Carefully designed LED lighting arrangements comprising of spotlights, feature pendants and LED strip lighting, making for a diverse arrangement offering mood lighting and scene setting
- CCTV system covering the exterior of both properties
- Full alarm system with motion sensors providing full coverage of both properties
- Sonos music system and in-ceiling speakers installed to main family area
- High efficiency system boiler servicing multi-zone thermostatically controlled under-floor heating system, supplemented by solar panels
- Selected areas pre-wired with Cat6 cabling for internet speed and future use
- Contemporary heated towel radiators in all en-suites to supplement under-floor heating
- iRing doorbell beside gate with video capability and ability to access remotely via phone

CULLEN  
HOMES



01202 007373

[info@luxuryandprestige.co.uk](mailto:info@luxuryandprestige.co.uk)  
[www.luxuryandprestige.co.uk](http://www.luxuryandprestige.co.uk)