



ATHERTONS
ESTATE & LETTING AGENTS

EST. 1985

262a Wimborne Road, Oakdale, Poole, BH15 3EF

Offers Over £350,000



262a Wimborne Road

Oakdale, Poole

NO FORWARD CHAIN - Nestled in the highly desirable area of Oakdale, Poole, this beautifully presented detached family home offers a perfect blend of contemporary design, spacious living, and a tranquil residential setting. With its thoughtfully designed interiors, modern finishes, and well-maintained outdoor spaces, this property provides an ideal environment for family living.

Upon entry, you are welcomed into a bright and spacious entrance hallway that sets the tone for the rest of the home. The heart of this property lies in the contemporary open-plan kitchen, lounge, and dining area, creating a seamless flow between spaces. The kitchen is fully equipped with modern appliances, sleek cabinetry, and ample worktop space, making it a perfect area for both cooking and entertaining. The generous lounge area offers a comfortable space for family relaxation, while the dining area provides a dedicated space for meals and gatherings.

The ground floor also includes a convenient downstairs cloakroom, adding to the home's overall functionality.



Upstairs, the property features a stunning master suite designed to be a peaceful retreat. The modern en-suite shower room provides a luxurious and private space, while built-in wardrobes offer ample storage and enhance the clean, sleek aesthetic of the room. The two additional well-proportioned bedrooms, featuring built-in wardrobes, offer comfortable accommodation for family members or guests.

The stylish family bathroom is finished to a high standard, with contemporary fittings and a relaxing atmosphere, providing the perfect space for daily routines.

Externally, the property benefits from both private front and rear gardens, offering a peaceful and private setting for outdoor activities, relaxation, or entertaining. The front garden enhances the home's curb appeal, while the rear garden provides a delightful outdoor space for families to enjoy.

The property also includes allocated parking, ensuring convenient and secure off-road parking, as well as a generously sized garage that offers additional storage or space for hobbies, further adding to the overall practicality of the home.

Located in the sought-after area of Oakdale, this home benefits from close proximity to local amenities, schools, transport links, and parks, making it an ideal location for families. Whether you're looking for a quiet residential setting or easy access to nearby shops, schools, and recreational areas, this property offers the best of both worlds.





Oakdale is a well-established residential suburb located just north of Poole town centre in Dorset, South West England. Known for its peaceful streets, strong sense of community, and convenient access to local amenities, Oakdale offers a comfortable and balanced lifestyle for families, professionals, and retirees alike.

The area features a mix of post-war houses, bungalows, and modern developments, making it architecturally diverse while maintaining a quiet, suburban charm. Its main road, Wimborne Road (part of the A35), provides excellent transport links to central Poole, Bournemouth, and surrounding areas, with reliable public bus services running frequently.

Oakdale is home to several highly regarded schools, including Stanley Green Infant Academy and Oakdale Junior School, as well as St. Edward's School, a joint Church of England and Roman Catholic secondary school. Community life is further enriched by local landmarks like St George's Church and nearby parks, which host regular events and family-friendly activities.

With a good selection of local shops, takeaways, pubs, and easy access to both the coast and countryside, Oakdale combines suburban comfort with Dorset's natural beauty – making it a popular and welcoming place to call home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



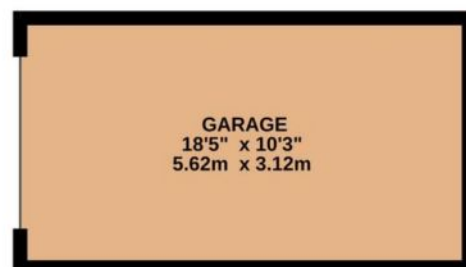


GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



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1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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