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EST. 1985

**8 Wingfield Avenue, Oakdale, Poole, BH15 3DQ**

Guide Price **£525,000**



Nestled in a sought-after area of Oakdale, Poole, this exceptional family home boasts generous, light-filled living spaces that are sure to impress. The ground floor welcomes you with a spacious entrance hallway leading to a cosy snug-style lounge and a beautifully appointed kitchen, complemented by a separate utility room and a convenient downstairs cloakroom. One of the true highlights is the stunning conservatory — a perfect space for year-round relaxation and entertaining.

Upstairs, the home offers three well-proportioned bedrooms, all serviced by a sleek and modern family bathroom.

Outside, the property continues to impress with a large driveway providing ample off-road parking, a car port, and a delightful Westerly-facing rear garden. This outdoor haven features multiple seating areas ideal for soaking up the afternoon and evening sun.

A standout feature of this property is the detached studio and workshop with a pitched roof — a versatile space offering fantastic potential for a home office, creative studio, or even conversion into a self-contained annexe (subject to planning).

A truly inviting home with space, style, and flexibility in abundance.





Oakdale is a well-established residential suburb 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.

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: D







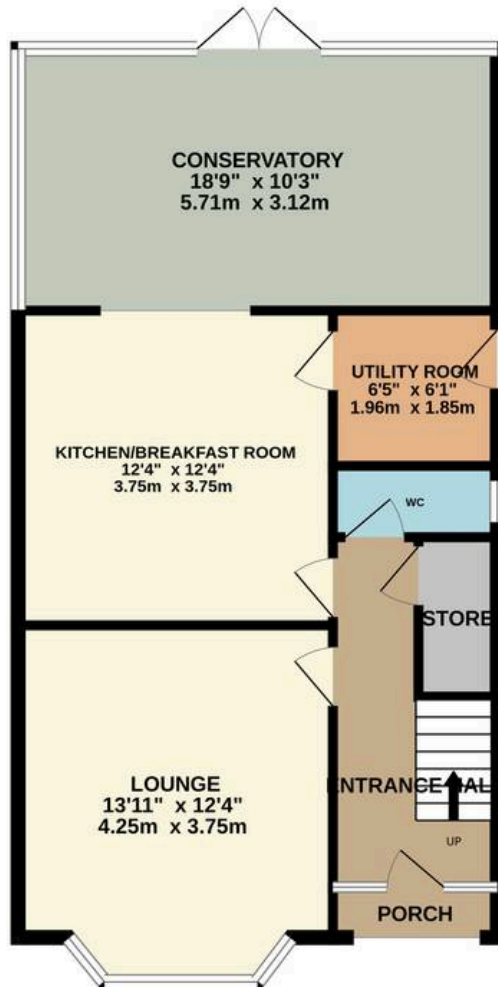




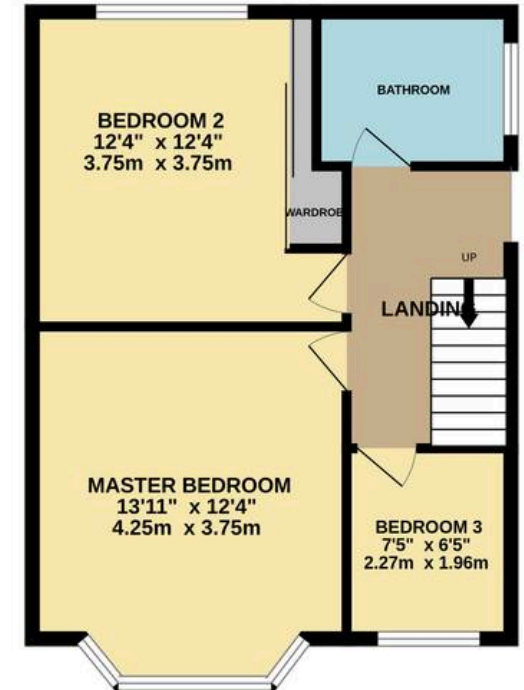




GROUND FLOOR  
1086 sq.ft. (100.9 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1558 sq.ft. (144.7 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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## Athertons Estate Agents

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