



ATHERTONS
ESTATE & LETTING AGENTS

EST. 1985

22 Brampton Road, Oakdale, Poole, BH15 3RE

Offers Over £400,000

GUIDE PRICE: £400,000 - £425,000 - Nestled in a highly desirable area of Oakdale, this delightful family home offers bright, spacious, and versatile accommodation throughout. The property comprises a welcoming entrance hallway, an extended kitchen/breakfast room perfect for modern living, a comfortable lounge with sliding doors opening out to the rear garden, and a separate dining area ideal for entertaining.

There are two generously sized double bedrooms along with a well-proportioned third bedroom and a contemporary family bathroom. Additional benefits include double glazing and gas central heating.

Externally, the home boasts ample off-road parking and a beautifully landscaped rear garden featuring patio, lawn, and decking areas, ideal for outdoor living. A standout feature is the substantial brick-built workshop, offering excellent potential to be transformed into a home bar, gym, or additional entertainment space.





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: C

Tenure: Freehold







GROUND FLOOR
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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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