



ATHERTONS
ESTATE & LETTING AGENTS

ATHERTONS
ESTATE & LETTING AGENTS

EST. 1985

36 Mellstock Road, Poole, BH15 3DP

Guide Price **£500,000**

Nestled in a peaceful and sought-after area of Oakdale, this spectacular family home is the perfect blend of comfort, space, and modern style. From the moment you step inside, you're welcomed by a bright and inviting entrance hallway that sets the tone for the rest of this beautifully presented property.

The ground floor offers fantastic versatility and flow, featuring a spacious lounge, an elegant dining room, and a wonderful conservatory that bathes the home in natural light, perfect for relaxing or entertaining guests. A contemporary cloakroom adds everyday convenience, while the beautifully re-fitted kitchen/breakfast room becomes the heart of the home, complete with a stylish open bar top that creates a natural divide while keeping the space sociable and practical.

Upstairs, you'll find three generous double bedrooms, each offering comfort and flexibility for a growing family. The master suite is a real retreat, boasting a sleek modern en-suite shower room and a walk-in wardrobe area. A well-appointed family bathroom completes the upper level.

The loft space provides excellent potential, already ideal as a games room or home office, and offers the opportunity for future conversion into additional bedrooms (subject to the necessary planning permissions).

Outside, the property continues to impress with a long driveway leading to a substantial double garage—ideal for storage or hobby space. The private rear garden offers a tranquil setting with plenty of room to unwind.





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.

Council Tax band: D

Tenure: Freehold

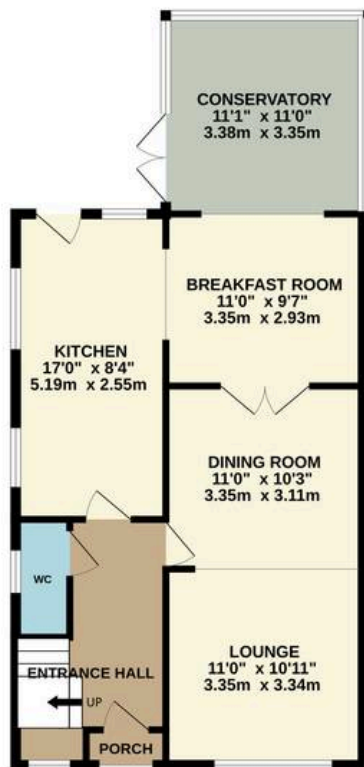
EPC Energy Efficiency Rating: C







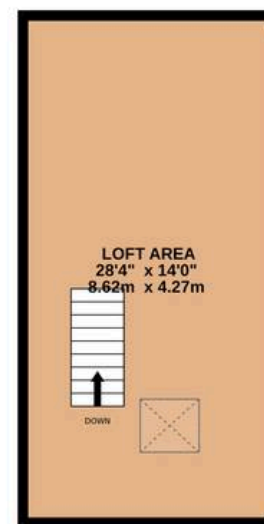
GROUND FLOOR
1047 sq.ft. (97.2 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



2ND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 2039 sq.ft. (189.5 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.
Made with Metropix ©2025



Athertons Estate Agents

14 Dorchester Road, Oakdale - BH15 3JY

01202 681113 • poole@athertonsea.com • <http://www.athertonsestateagents.com>

ATHERTONS
ESTATE & LETTING AGENTS

EST. 1985