



FOR SALE
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108 Ringwood Road, Poole, Dorset, BH14 0RW

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FREEHOLD PRICE £525,000

Nestled into a good sized plot and set up a driveway is this deceptively spacious 4 double bedroom detached 1930's family house. The property offers 2 generous reception rooms, kitchen/breakfast room, cloakroom, ensuite shower room and family bathroom. Outside is a good size rear garden with garage and parking for 2 cars. Further offering gas central heating, double glazing and sold vacant with no forward chain.

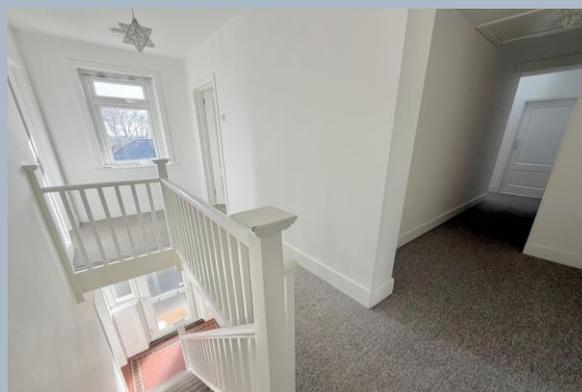
- Detached 4 double bedroom detached 1930's house
- Sold vacant with no forward chain
- Versatile accommodation and layout over 2 floors
- Spacious kitchen/breakfast room fitted in a range of white handle less high gloss units with work tops over and fitted with integrated induction hob with extractor above, Bosch oven, freestanding dishwasher and space for fridge/freezer
- Ground floor cloakroom
- Large family room with bi fold doors out to the garden
- Further dual aspect front lounge
- Main bedroom with built in wardrobe and modern shower room with feature skylight
- Garage with power and light and off road parking
- Westerly facing rear garden having a lawned area and deck, ideal for the afternoon/evening sun.

Set up a drive and secluded from the road, 108 Ringwood Road is in a very central location in Oakdale. Poole Town Centre being under 1.5 miles away and Poole Park just over a mile away with a popular boating lake, cafes and restaurants. The local Co-op is opposite the end of the driveway and the property has excellent road links to Poole, and out to the spur road to Dorchester and Ringwood. Local schools including St Edwards senior school, Ocean Academy, Poole High, Poole College and junior schools to include Longfleet Primary and St Mary's Junior schools are all within a mile.

Council Tax Band – E

EPC Rating - C

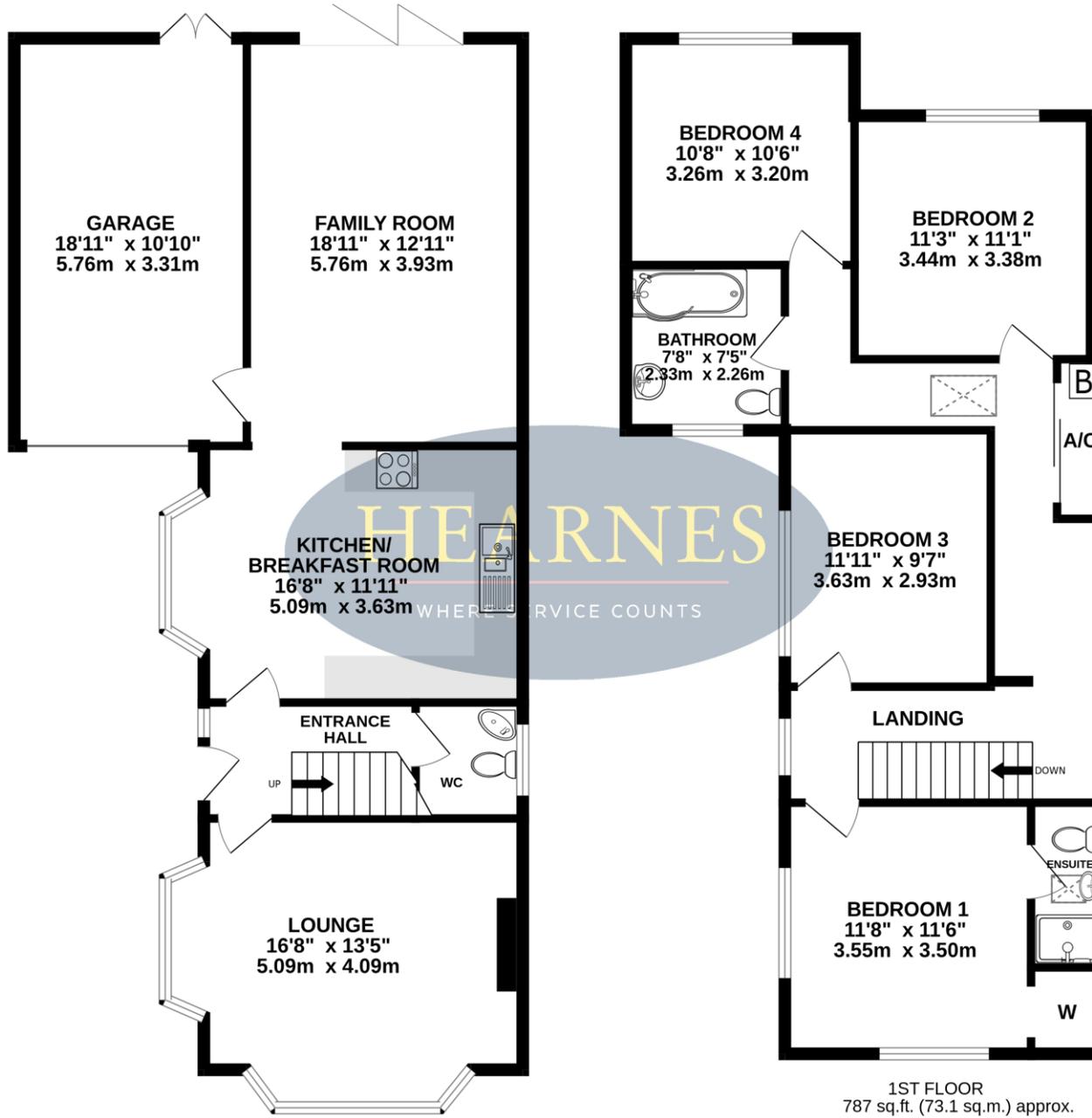
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1701 sq.ft. (158.0 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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GROUND FLOOR
914 sq.ft. (84.9 sq.m.) approx.

1ST FLOOR
787 sq.ft. (73.1 sq.m.) approx.





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