



23 Pound Lane, Oakdale, POOLE, Dorset BH15 3PS

£595,000 Freehold

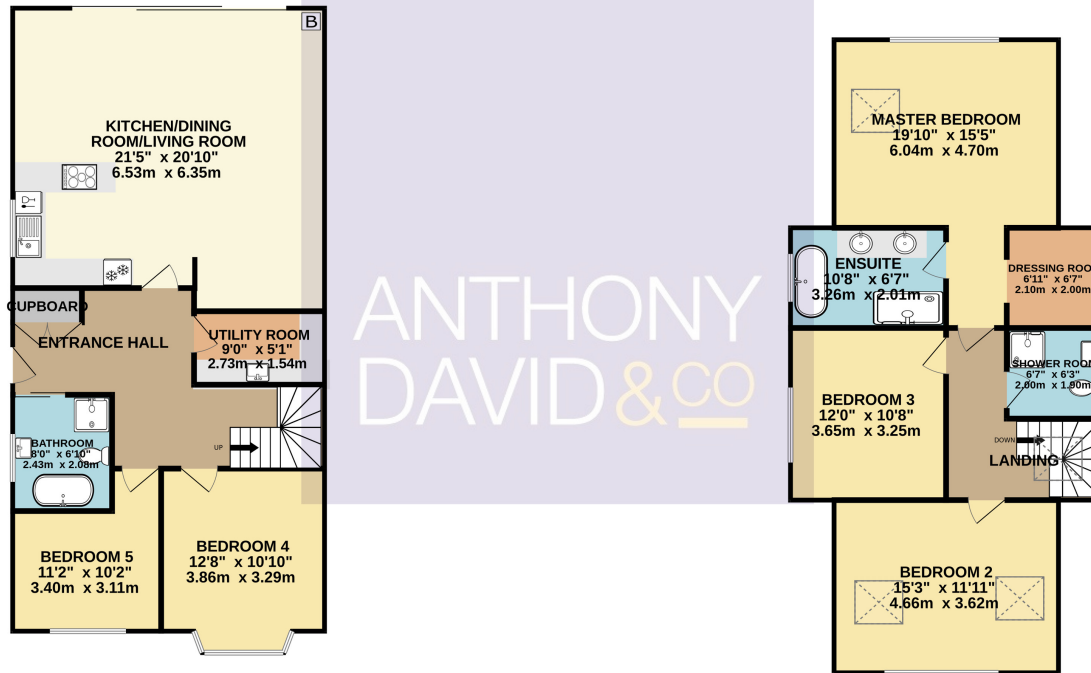
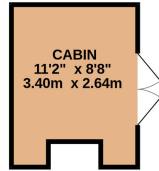
**\*\* SIMPLY SPECTACULAR \*\*** A sublime five double bedroom detached chalet bungalow ideally situated on one of Oakdale's most premier roads a short distance away from local shops, amenities and schools. This turnkey home has been extended and remodelled to exacting standards by the current owner and viewing is imperative to not only appreciate its sought after location but also the stylish 1750 sq ft of living space on offer. The accommodation comprises: DOWNSTAIRS; 21' Kitchen/diner/living room, utility room, two double bedrooms, contemporary four piece bathroom. UPSTAIRS: Three double bedrooms, bespoke four piece en-suite bathroom with his and her sinks, dressing room and modern shower room. Externally there is a beautiful low maintenance garden with artificial lawned area, sun patio ideal for al fresco dining in the summer months. To the front the ample driveway provides off road parking. Further features of this superb family home include; wood burner, integrated appliances and feature breakfast bar to kitchen, water softener, rolltop baths, ev charger, detached cabin, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, St Marys Catholic Primary, Longfleet Primary, Oakdale Juniors, Poole High School and St Edwards RC/CoE Secondary.

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**ANTHONY  
DAVID & CO**

GROUND FLOOR  
1016 sq.ft. (94.4 sq.m.) approx.

1ST FLOOR  
783 sq.ft. (72.6 sq.m.) approx.



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TOTAL FLOOR AREA: 1799 sq.ft. (167.1 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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Entrance Hall Doors to

Kitchen/Dining/Living Room 21' 5" x 20' 10" (6.53m x 6.35m)

Utility Room 9' 0" x 5' 1" (2.74m x 1.55m)

Bedroom Four 12' 8" x 10' 10" (3.86m x 3.30m)

Bedroom Five 11' 2" x 10' 2" (3.40m x 3.10m)

Bathroom 8' 0" x 6' 10" (2.44m x 2.08m)

Landing Doors to

Master Bedroom 19' 10" x 15' 5" (6.05m x 4.70m)

En-Suite Bathroom 19' 10" x 15' 5" (6.05m x 4.70m)

Dressing Room 6' 11" x 6' 7" (2.11m x 2.01m)

Bedroom Two 15' 3" x 11' 11" (4.65m x 3.63m)

Bedroom Three 12' 0" x 10' 8" (3.66m x 3.25m)

Shower Room 8' 7" x 6' 3" (2.62m x 1.91m)

Cabin 11' 2" x 8' 8" (3.40m x 2.64m)

Garden Low maintenance

Driveway Off road parking

Council Tax Band C

Agents Note The EPC was carried out prior to works being done.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		42
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property details contained herein do not form part of all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.