



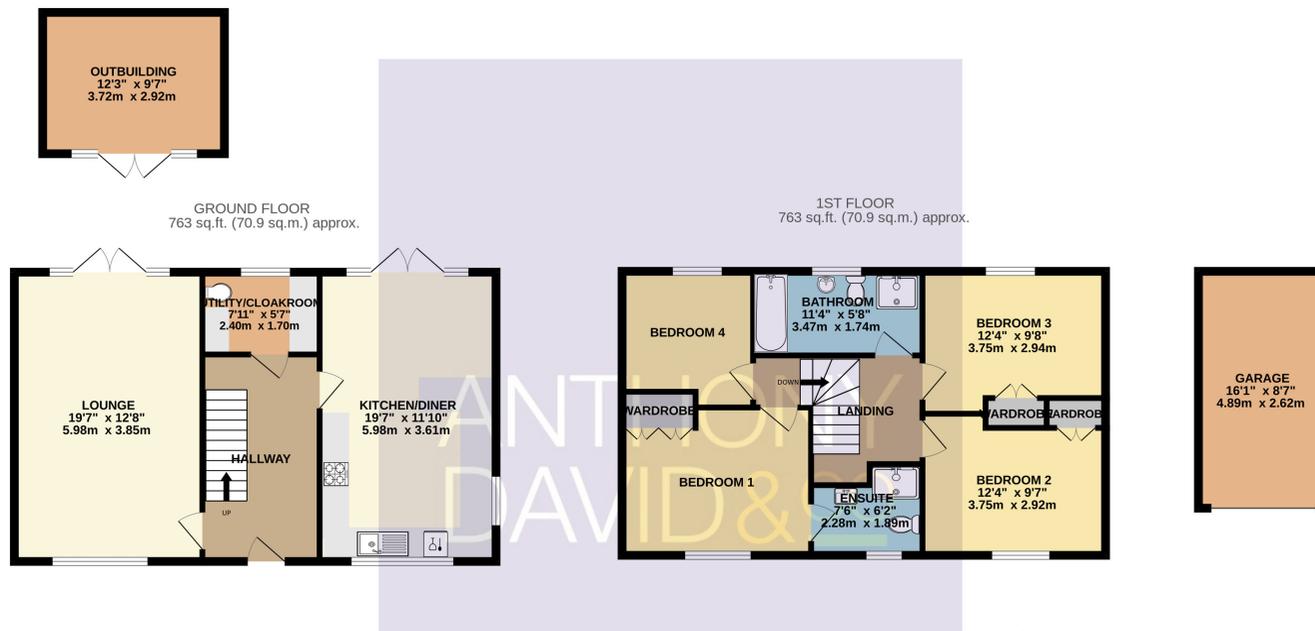
The Lilacs Cobbs Lane, Oakdale, Poole, Dorset BH15 3LH

£475,000 Freehold

**\*\* NO FORWARD CHAIN \*\*** A splendid four double bedroom detached house located on this secluded lane in the heart of Oakdale within close proximity to amenities, schools, parks and shops. This unique property has been beautifully maintained by the current owners and offering over 1250 sq ft of living space viewing is imperative to not only appreciate its quiet location but also the stylish accommodation on offer, which comprises: Living room, kitchen/diner, utility/cloakroom, en-suite shower room and family bathroom. Externally the property boasts nice sized South facing garden with lawned area and sun patio leading to a detached outbuilding/office/games room/gym/bar with power and light. To the side there is off road parking and a detached garage. Further features of this 'one of a kind' home include: wall mounted fire to lounge, underfloor heating on the ground floor, integrated appliances to kitchen, fitted wardrobes, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Longfleet Primary, Poole High and St Edwards RC/Coe Secondary.

info@anthonydavid.co.uk  
www.anthonydavid.co.uk  
01202 677444

**ANTHONY  
DAVID & CO**



TOTAL FLOOR AREA : 1526 sq.ft. (141.8 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 ©2026



Entrance Hall Doors to

Lounge 19' 7" x 12' 8" (5.97m x 3.86m)

Kitchen/Diner 19' 7" x 11' 10" (5.97m x 3.61m)

Utility/Cloakroom 7' 11" x 5' 7" (2.41m x 1.70m)

Landing Doors to

Bedroom One 12' 8" x 10' 0" (3.86m x 3.05m)

En-Suite 7' 6" x 6' 2" (2.29m x 1.88m)

Bedroom Two 12' 4" x 9' 7" (3.76m x 2.92m)

Bedroom Three 12' 4" x 9' 8" (3.76m x 2.95m)

Bedroom Four 9' 3" x 8' 10" (2.82m x 2.69m)

Bathroom 11' 4" x 5' 8" (3.45m x 1.73m)

Outbuilding 12' 2" x 9' 7" (3.72m x 2.92m)

Garage 16' 1" x 8' 7" (4.89m x 2.62m)

Garden South facing

Driveway Off road Parking

Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	
		77	86

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.