



1 Cobbs Lane, Oakdale, Poole, Dorset BH15 3LH

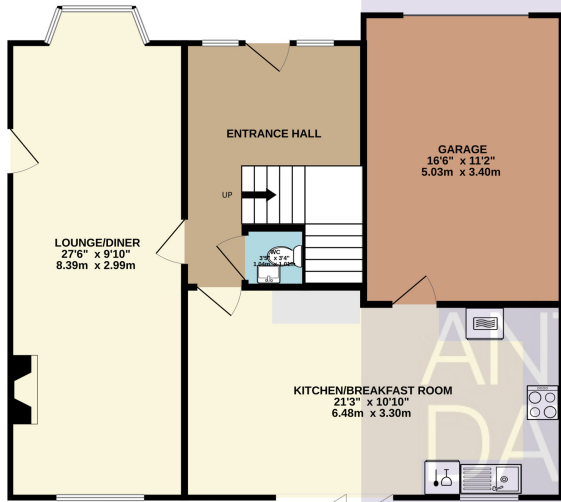
£549,950 Freehold

**\*\* VENDOR SUITED \*\*** A magnificent 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 striking property has been stylishly remodelled by the current owners and offering over 1550 sq ft of living space viewing is imperative to not only appreciate its quiet location but also the stunning accommodation on offer, which comprises: spacious entrance hall, 27' lounge/diner, contemporary kitchen/breakfast room, downstairs cloakroom and bespoke en-suite and bathroom. Externally the property boasts a beautifully tended garden with sun patio, lawned area and two raised sun decks. To the front the ample driveway provides off road parking for numerous vehicles including camper van, boat etc which in turn leads to an integral garage with electric door. Further features of this impeccable family home include: feature fire to lounge, integrated appliances, Qooker tap and bi-fold doors to kitchen, built-in wardrobes, boarded loft, 'Nest' controlled heating, hot tub and garden shed to name but a few. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Lonfleet Primary, Poole High and St Edwards RC/Coe Secondary.

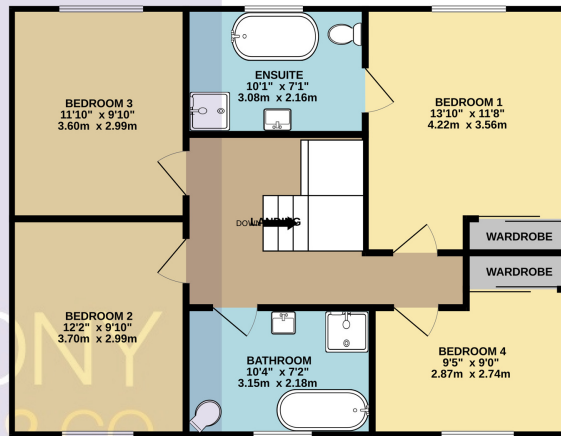
[info@anthonydavid.co.uk](mailto:info@anthonydavid.co.uk)  
[www.anthonydavid.co.uk](http://www.anthonydavid.co.uk)  
01202 677444

**ANTHONY  
DAVID & CO**

GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR  
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 1576 sq.ft. (146.4 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 13' 9" x 10' 0" (4.19m x 3.05m)
- Lounge/Diner 27' 6" x 9' 10" (8.38m x 3.00m)
- Kitchen/Breakfast Room 21' 3" x 10' 10" (6.48m x 3.30m)
- Landing Doors to
- Bedroom One 13' 10" x 11' 8" (4.22m x 3.56m)
- En-Suite Bathroom 10' 1" x 7' 1" (3.07m x 2.16m)
- Bedroom Two 12' 2" x 9' 10" (3.71m x 3.00m)
- Bedroom Three 11' 10" x 9' 10" (3.61m x 3.00m)
- Bedroom Four 9' 5" x 9' 0" (2.87m x 2.74m)
- Bathroom 10' 4" x 7' 2" (3.15m x 2.18m)
- Garage 16' 6" x 11' 2" (5.03m x 3.40m)
- Garden Enclosed
- Driveway Ample off road parking
- Council Tax Band C



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>		63	79
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991  
Property details contained herein do not form part or 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.