

ATHERTONS
ESTATE & LETTING AGENTS

EST. 1985

70 Pound Lane

Oakdale, Poole, BH15 3RR

Guide Price **£675,000**

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70 Pound Lane

Poole

A truly spectacular family home occupying a sought-after position on the exclusive Pound Lane in the ever-popular Oakdale area of Poole. Tastefully updated by the current owners, this spacious residence offers almost 2,000 square feet of beautifully appointed living accommodation, combining generous proportions with stylish, contemporary finishes throughout.

The property is approached via a recently block-paved driveway, providing ample off-road parking to the front. The entrance hallway leads through to a beautiful kitchen, which in turn opens into a spacious and bright dining/family room with patio doors overlooking the rear garden, a wonderful space for both everyday family life and entertaining. There is also a great-sized snug-style lounge with a cosy log burner, a generous study ideal for those working from home, and a convenient downstairs cloakroom.

At the heart of the home is a striking feature hallway, with stairs rising to the first floor. Here you will find four good-sized double bedrooms, a modern family bathroom and a well-proportioned laundry room. The main bedroom is particularly generous in size, enjoys a pleasant outlook over the front and benefits from a luxury en-suite shower room. Bedroom two also boasts its own spacious en-suite bathroom, making it perfect for guests or extended family. The property is finished throughout with double glazing and central heating for year-round comfort. Outside, the rear garden is a real showstopper, featuring a good-sized lawn that makes the most of the delightful southerly aspect, perfect for enjoying the sun throughout the day. A further area provides additional off-road parking for a caravan or campervan, accessed via double wooden gates to the side, and there is also a detached garage with an electric door.

Homes of this size and quality rarely become available on Pound Lane, and an internal inspection is strongly advised.

Council Tax band: D

Tenure: Freehold

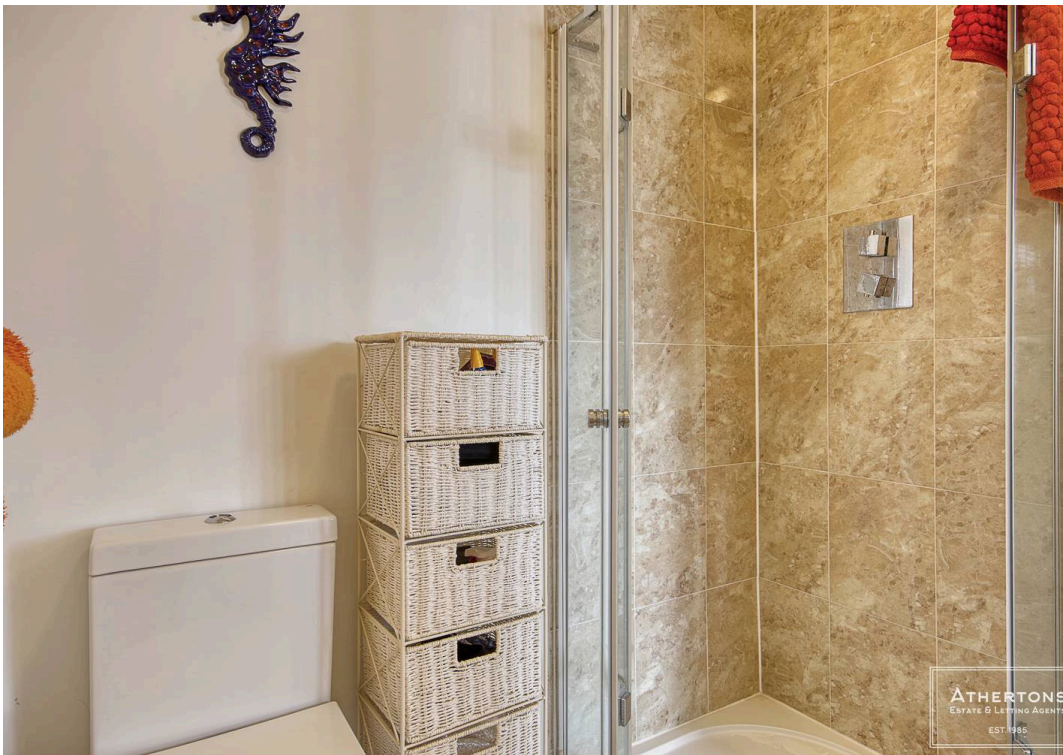








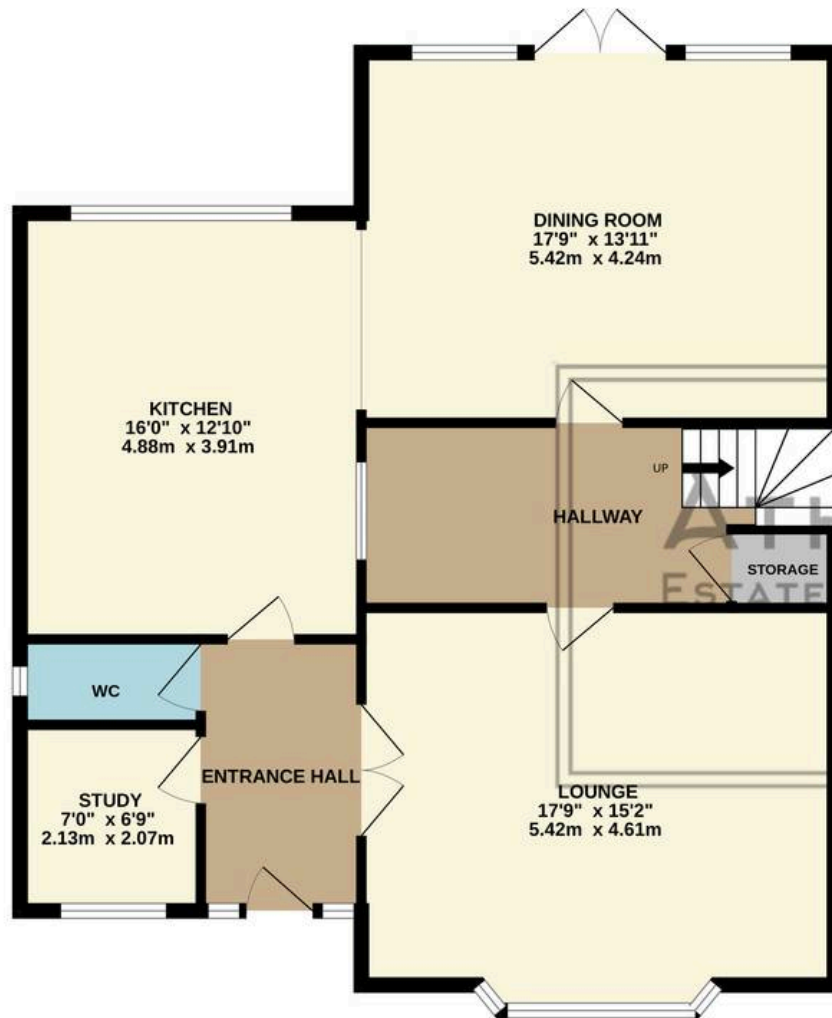




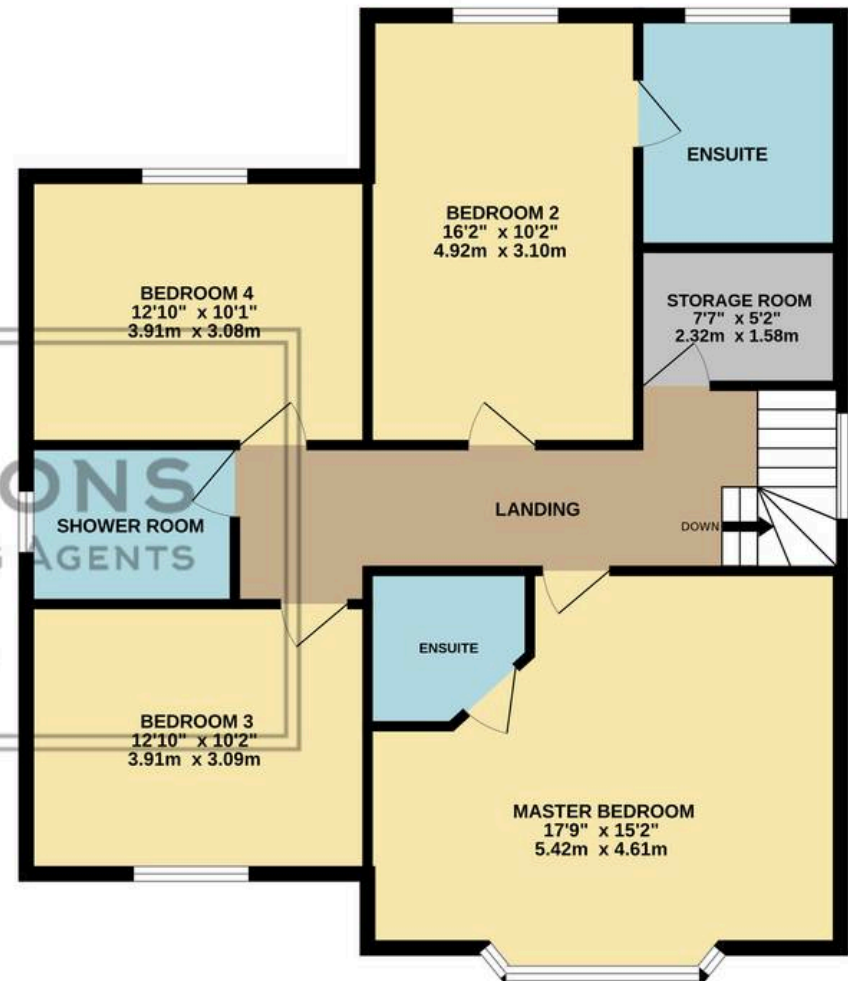




GROUND FLOOR
967 sq.ft. (89.8 sq.m.) approx.



FIRST FLOOR
967 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA : 1934 sq.ft. (179.7 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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