

ATHERTONS
ESTATE & LETTING AGENTS

EST. 1985

8a Shottsford Road

Oakdale, Poole, BH15 3DU

Offers Over **£400,000**



8a Shottsford Road

Poole

Guide Price £400,000 – £425,000

Tucked away at the end of a private road within a quiet cul-de-sac of just four properties, this beautifully presented detached bungalow was built in 2012 and offers a wonderful sense of peace, privacy and seclusion. Perfectly suited to low-maintenance living, the attractive frontage and mature surroundings create an immediate feeling of exclusivity, without ever compromising on space or comfort.

Inside, the accommodation is bright, spacious and thoughtfully arranged throughout. The stylish kitchen/breakfast room is as practical as it is attractive, with a side door offering direct access to the carport and side garden, making everyday living both convenient and functional. A further benefit is the brand new combi boiler, complete with a 10-year warranty, providing valuable peace of mind for the next owner.

The principal bedroom is a particular highlight, with patio doors opening directly onto the southerly-facing garden, a dedicated dressing area with built-in wardrobes, and a modern en-suite shower room. The second bedroom is another comfortable double, complete with fitted sliding mirrored wardrobes, and is served by a well-appointed family bathroom. The conservatory provides valuable additional living space and overlooks the private rear garden, an ideal spot for dining, relaxing or simply enjoying the outlook throughout the year. Externally, the southerly-facing garden offers a private and peaceful setting, while the generous side area presents excellent potential for a log cabin, home office, garden studio or further entertaining space, subject to any necessary permissions. The property also boasts excellent parking, with two spaces directly to the front, an additional driveway space, and double electric gates opening to a covered carport with further room for vehicles, a boat or secure storage.

A rare opportunity to acquire a detached bungalow in a discreet and highly desirable position, all within easy reach of local amenities and transport links.

Council Tax band: C

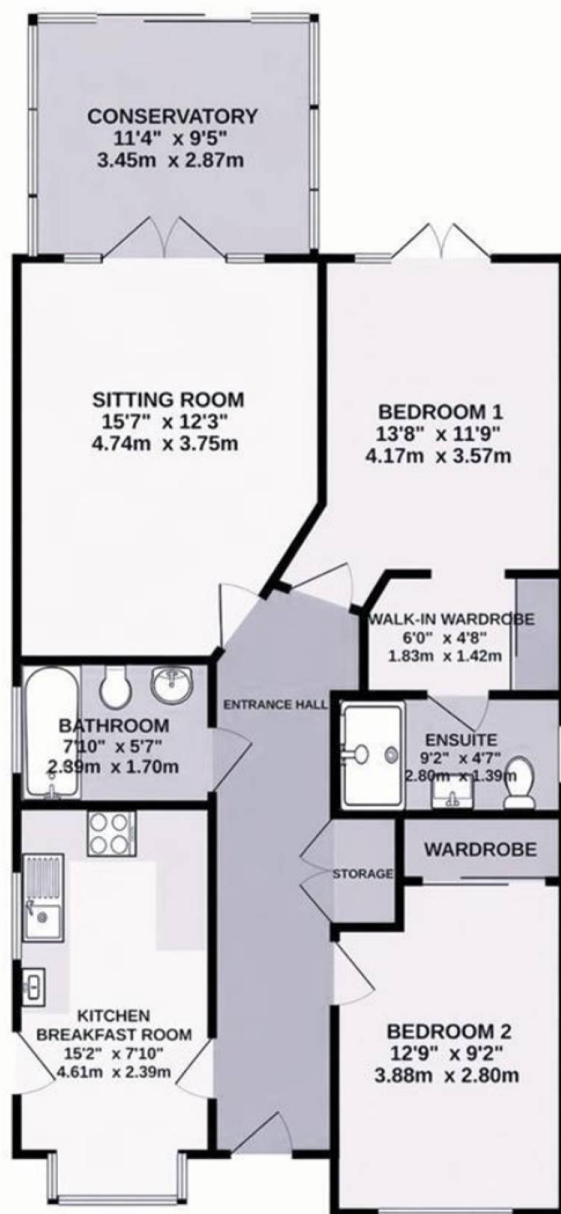
Tenure: Freehold











TOTAL FLOOR AREA : 894 sq.ft. (83.1 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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