



123 Brampton Road, Oakdale, Poole, BH15 3RG



A surprisingly spacious 4 bedroom detached chalet home offering well presented, versatile accommodation situated in a desirable location.

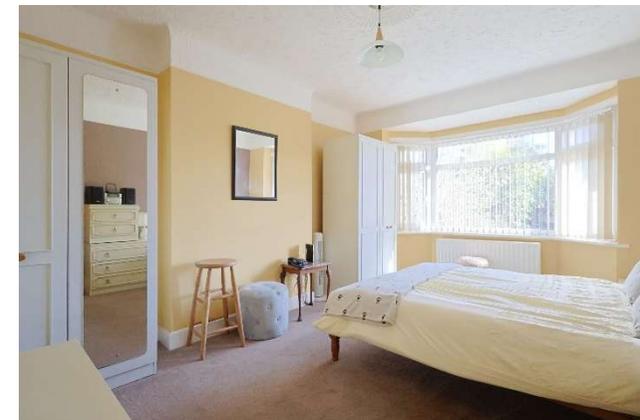
- 4 bedrooms
- 2 reception rooms
- Modern 4 piece bathroom
- Versatile and flexible accommodation
- Driveway parking
- Close to local shops and amenities
- Gas central heating
- Double glazed
- No onward chain

**ASKING PRICE:**

£450,000 (Freehold)

**EPC RATING:**

Band - tbc



A spacious and highly versatile detached chalet-style home, situated in a desirable and well-established residential location, convenient for a wide range of local amenities, schooling, and transport links.

This well-proportioned property has been thoughtfully extended in previous years, creating deceptively generous and flexible accommodation arranged over two floors.

The ground floor is accessed via an entrance hall, leading to a cosy snug featuring an attractive fire surround, ideal as a separate reception space. An archway opens through to a particularly impressive sitting/dining room, offering ample space for both seating and entertaining, with a pleasant outlook over the rear garden.

The kitchen is fitted with a comprehensive range of matching base and eye-level units, complemented by a fitted double oven, gas hob, and an under counter separate fridge and freezer, along with space for additional appliances.

Also on the ground floor are two well-proportioned double bedrooms, both benefiting from bay windows to the front aspect, enhancing natural light and character. The modern family bathroom is fitted with a stylish white four-piece suite, comprising a WC, wash basin, corner shower, and panelled bath.

A separate study provides a useful work-from-home space and houses the staircase rising to the first floor. Upstairs, there are two further bedrooms, one of which offering access to useful loft storage, making the layout ideal for families or those requiring adaptable living arrangements.

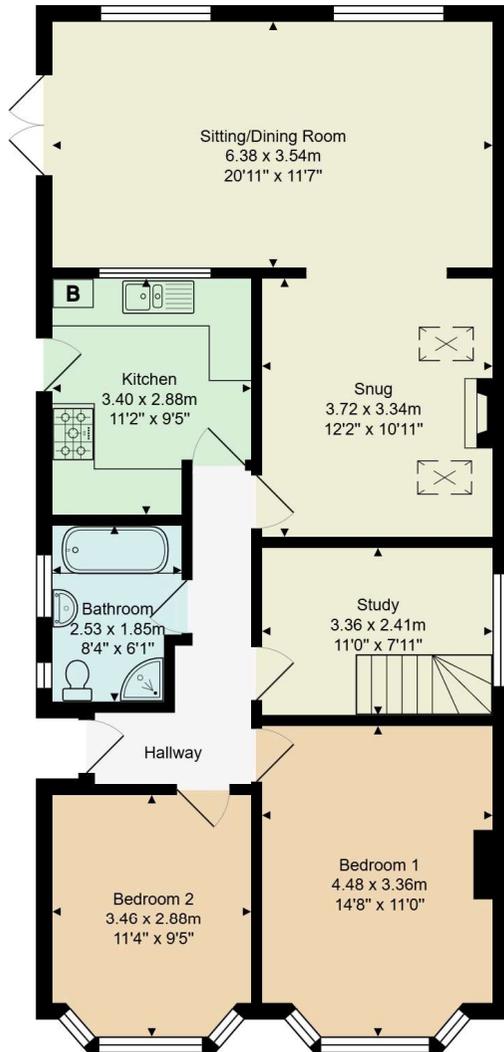
Externally, the property benefits from a driveway providing off-road parking for several vehicles. A side pathway and gate lead through to the rear garden, which enjoys a good degree of privacy and seclusion. The garden features a decked patio area perfect for outdoor dining and entertaining, while the remainder is laid to lawn, offering a family friendly outdoor space.

### Location

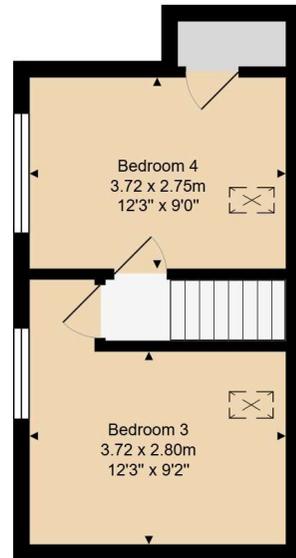
Brampton Road is a popular and convenient residential location within Poole, offering easy access to local shops, amenities, and well-regarded schools. The area is also well placed for transport links into Poole town centre, Bournemouth, and surrounding areas, making it an ideal setting for families and downsizers alike.

### Additional information

Council tax – D



Ground Floor  
Area: approx 91.4 m<sup>2</sup> ... 984 ft<sup>2</sup>



First Floor  
Area: approx 26.2 m<sup>2</sup> ... 282 ft<sup>2</sup>

Total Area: approx 117.6 m<sup>2</sup> ... 1266 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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