

Chandlers Mews
Bournemouth Road, Lower Parkstone BH14 9FB

MAYS
ESTATE AGENTS





Property Summary

STAMP DUTY PAID ON SELECT REMAINING PLOTS*

An exclusive gated development of newly constructed homes finished to an exacting standard, moments from Ashley Cross, Parkstone mainline railway and the open water of Poole Harbour. All of the properties benefit from a spacious kitchen/lifestyle room which opens to a generous rear garden, a principal bedroom with an en-suite bathroom and balcony, private parking and an eco-considerate and energy efficient design. Chandlers Mews is a select development of only nine homes which are ideal as either main residences or second homes as they enjoy a perfect positioning for transport links, amenities/leisure facilities, nearby beaches and Poole Harbour. With flexible accommodation arranged over three levels and a specification rarely seen in newly constructed homes, these stunning homes offer many things that genuinely sets them apart from the competition.

*Stamp Duty incentive applies to First Time Buyers and Home Owner Purchases only.



Key Features

- *WATCH our new owners testimonial video about life in Chandlers Mews
- Impressive open plan kitchen, dining and living area opening to rear garden
- Four double bedrooms with en-suite shower room to principal bedroom
- Contemporary bathrooms with modern fittings and ambient mood lighting
- 10 Year New Homes Guarantee
- Underfloor heating with App enabled remote heating control, secure entry system, alarm & provision for EV charging
- Private landscaped rear gardens with entertaining patios
- Gated development, private parking spaces, visitors parking and secure storage
- Stamp Duty Paid on selected plots (subject to qualifying terms)
- *Last few remaining plots available and new owners already in residence



About the Property

All too often with new home developments, Estate Agents write an essay on the kitchen work surfaces and appliances, the quality of the flooring, and then move on to extol the virtues of the taps in the bathrooms... Well, we're not immune to that so we'll cover the work surfaces and taps in a minute, but what we'd really like to start with is the fact that these homes have incredibly flexible layouts that simply work..! Basically, these homes allow you to use the accommodation in a way that's right for you and it all starts on the ground floor where you have an amazing kitchen/ lifestyle room that opens out to the garden.

The kitchen/lifestyle room is easily large enough to incorporate sofas and a dining table but if you choose to be really indulgent with the space and see yourself entertaining in a room that will not only impress your guests but also gives plenty of space for a party, we'd recommend you use another room in the house as your separate lounge. Alternatively, if you work from home and need a home office, again these properties deliver with their layout. The flexibility of a home is something that's often overlooked, but with these properties, you can simply choose how you live.

If you need four bedrooms - you've got them, and better still they're all comfortable doubles that have the use of a full-sized contemporary bathroom and a stunning ensuite double shower room. We're not going to focus on the taps in the bathrooms or the tiles on the walls as you can see those on the pictures - but we can't leave the bathrooms without mentioning the ambient recessed mood lighting as it adds that 'boujee' feeling and gives a flavour of the design elements that have been incorporated in these homes...

The 'live how you choose' theme continues outside with a choice of homes that offer different things to different people. Some of the properties have two parking spaces, whilst some have gated access to the rear garden. However you live, whatever you need, the options with the outside space are yours to choose from.

So, we've run out of space and there's no more room on the page to mention the kitchen work surfaces or the flooring – but we do have a full specification breakdown available on request as the fixtures, fittings, appliances and standard of workmanship throughout is second to none. Even better, simply book a viewing to have a look and see why these homes are a firm favourite of ours...

Stamp Duty Incentive: The stamp duty incentive is only applicable to First Time Buyer and Home Owner purchases, and is only applicable on certain remaining plots.

Tenure: Freehold

Council Tax Band: D (BCP Council)

Utilities: Mains Electricity, Gas, Water & Sewerage

Broadband: Refer to Ofcom website **Mobile Signal:** Refer to Ofcom website

Mays are part of the Property Ombudsman Scheme TPO - DO3138

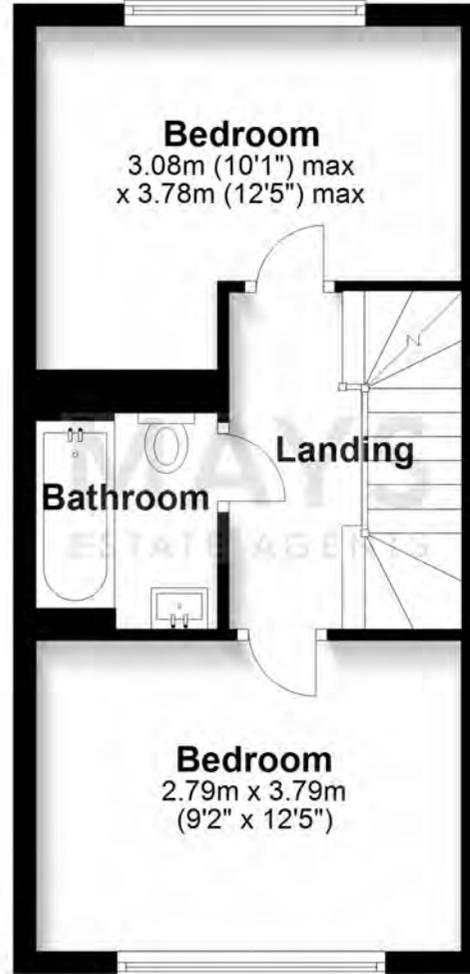




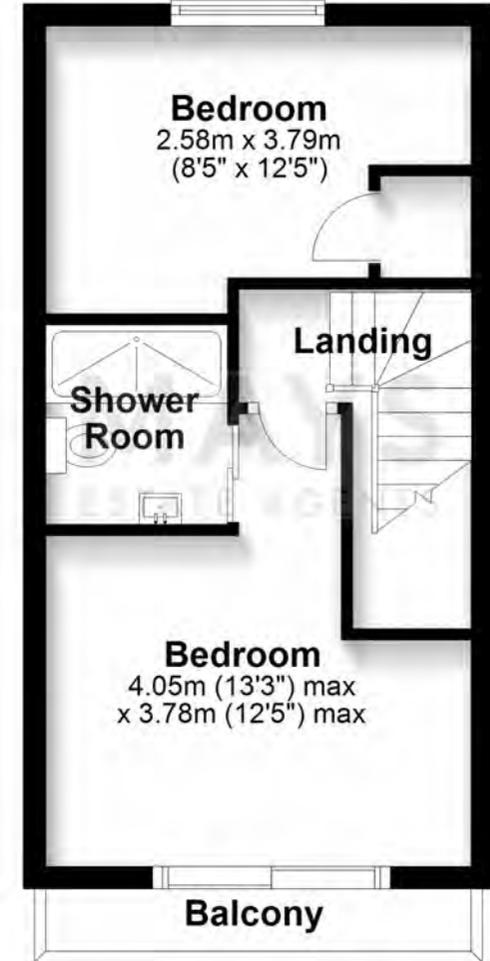
Ground Floor



First Floor



Second Floor







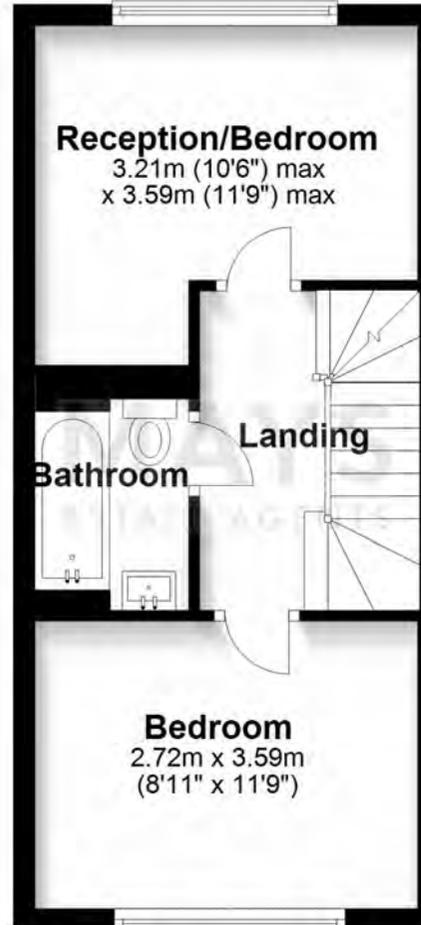
Ground Floor

Approx. 33.3 sq. metres (358.4 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.8 sq. feet)



Second Floor

Main area: approx. 27.0 sq. metres (290.3 sq. feet)
Plus balconies, approx. 2.8 sq. metres (29.8 sq. feet)



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit

www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

About the Location

Although Chandlers Mews is tucked away in a small gated development on a private road, it's surprisingly close to restaurants, fitness centres and shopping facilities. Whilst the immediate area offers you all the conveniences you could need, the café culture of Ashley Cross is also just a short walk away. For commuters, the location couldn't be better with road and rail links to surrounding areas close by and the favoured schools of Courthill and Baden Powell are also on your doorstep. With nearby award-winning sandy beaches, the stunning backdrop of Poole Harbour and a choice of either Bournemouth or Poole as your local town centre, life in this area is as good as it gets..!

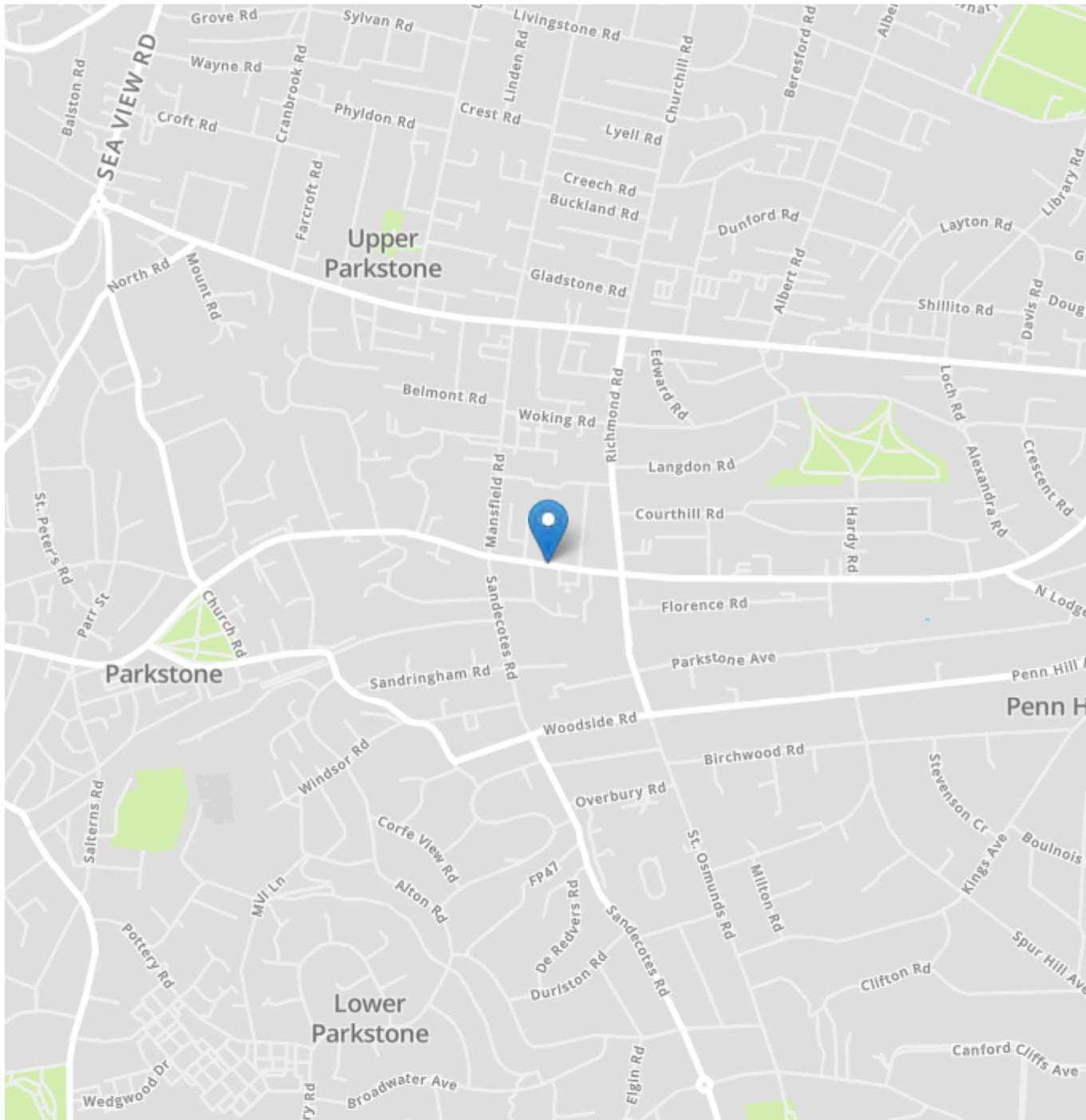


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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