

3 Chandlers Mews, Lower Parkstone BH14 9FB  
£415,000 Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

Welcome to Chandlers Mews, an exclusive collection of just nine new homes set within a private gated development. Built to exacting standards, these properties combine high-quality craftsmanship with a superb location close to Ashley Cross, Parkstone mainline station and the beautiful waters of Poole Harbour.



## Key Features

- Exclusive gated development of just nine new homes on a private road
- High-quality craftsmanship with a flexible, modern layout over three floors
- Open-plan kitchen/dining/living area with direct access to a private landscaped garden
- Principal bedroom with an ensuite & Juliette balcony
- Three further double bedrooms
- Contemporary family bathroom
- Energy-efficient design, ideal for both main residences & a low-maintenance second home
- Prime location close to Ashley Cross Village, Parkstone station & Poole Harbour
- Good school catchment area
- Special incentive: Vendor covers Stamp Duty costs for first-time buyers



## About the Property

### NO.3 CHANDLERS MEWS

Chandlers Mews properties have been thoughtfully designed over three floors offering flexible and modern living. The ground floor features a light-filled open-plan kitchen, dining and living space with direct access to a private landscaped rear garden – perfect for family life and entertaining.

The principal bedroom benefits from its own ensuite shower room and Juliette balcony, while three further double bedrooms are served by a contemporary family bathroom.

Energy efficiency and attention to detail are at the heart of Chandlers Mews, making these homes ideal as a stylish main residence or a low-maintenance second home.

**Special Incentive:** For first-time buyers, the Vendor will cover the cost of Stamp Duty.

Viewings are highly recommended to appreciate the exceptional quality, space and lifestyle on offer at Chandlers Mews.

**Tenure:** Freehold

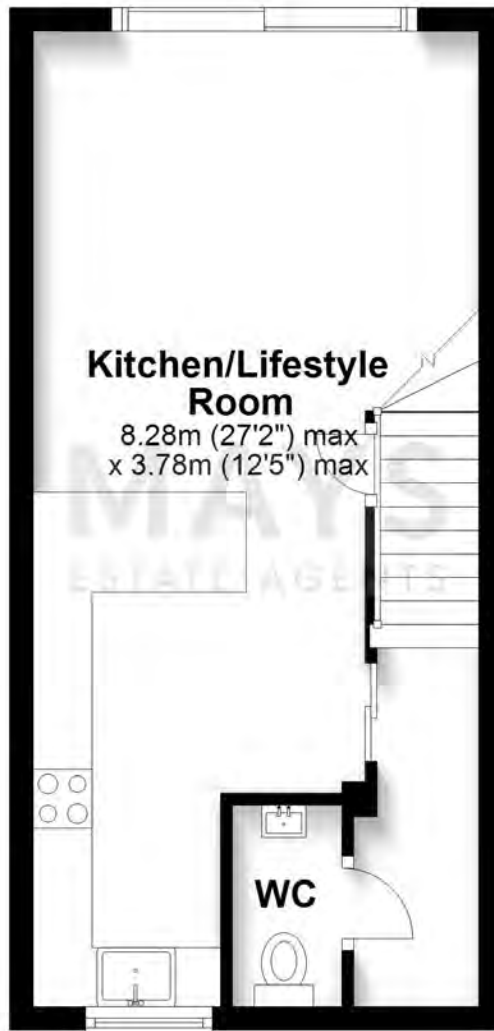
**Council Tax Band:** D (BCP Council)

**Agents note:** Some of the photographs shown are from the Show Home within the development.

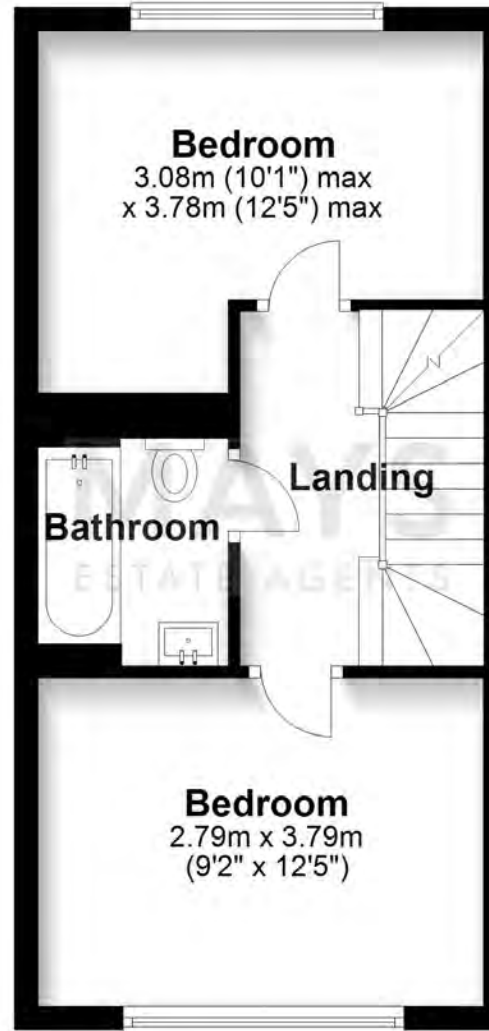




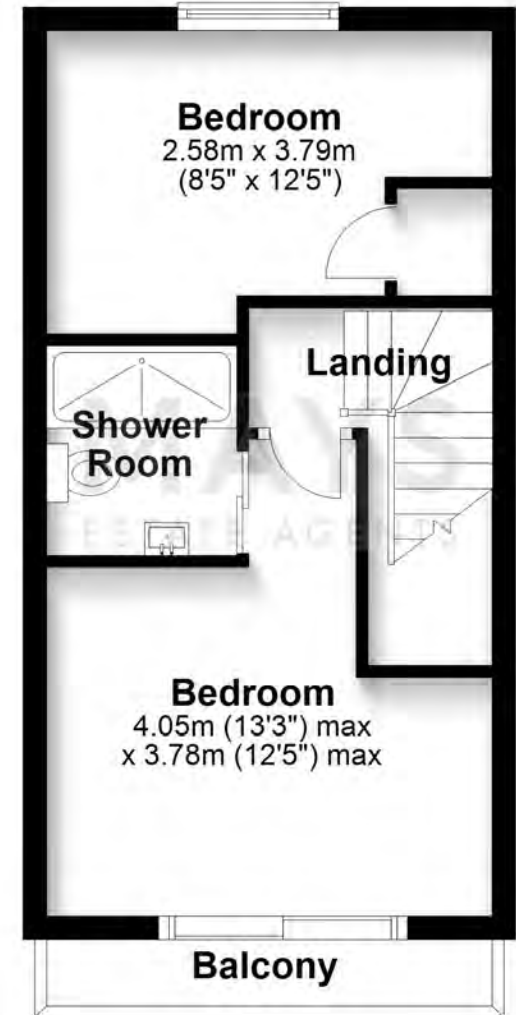
## Ground Floor



## First Floor



## Second Floor



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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.





## About the Location

Tucked away within an exclusive gated development on a private road, Chandlers Mews offers both privacy and convenience in equal measure. Despite its discreet setting, a wealth of amenities are just moments away from fine restaurants and fitness centres to everyday shopping facilities. A short stroll leads you to the fashionable heart of Ashley Cross, where boutique shops, vibrant cafés and a thriving restaurant culture create an enviable village atmosphere. For relaxation, the award-winning golden beaches, the tranquil waters of Poole Harbour and the cosmopolitan centres of Bournemouth and Poole are all close at hand.

Highly regarded local schools, including Courthill and Baden Powell, are also within easy reach.

Perfectly placed for commuters, the location could not be more ideal. The nearby mainline railway station provides direct services to London Waterloo, while excellent road connections via the M27 open up swift access to London, the Home Counties and beyond. For international travel, both Bournemouth and Southampton Airports are conveniently accessible and Poole Harbour's ferry terminal offers effortless connections to the Channel Islands and mainland Europe.

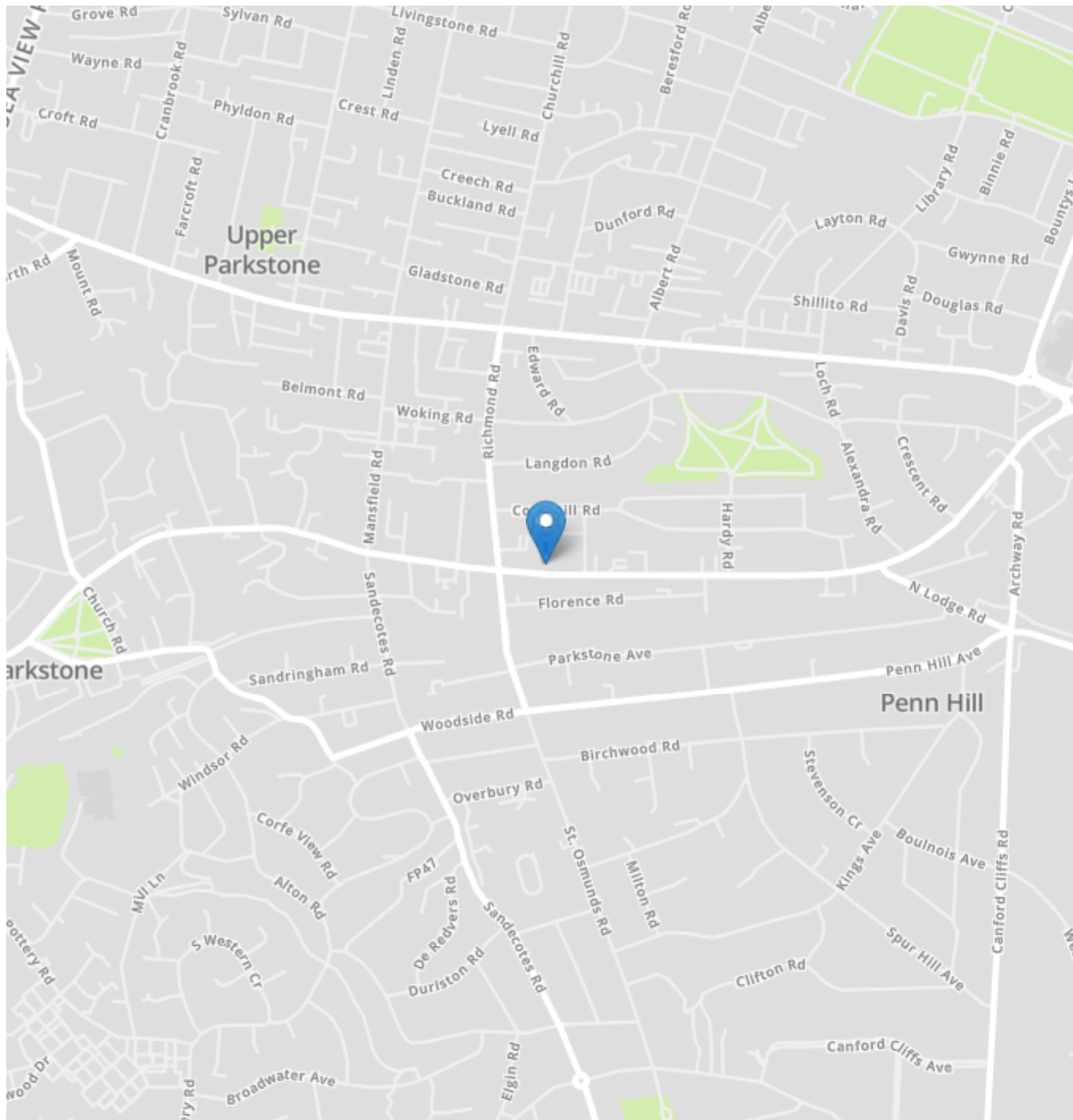


## About Mays

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+) <b>A</b>		
(81-91) <b>B</b>	90	91
(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		
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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