



**2 Milldown Mews, 246 Blandford Road,  
Hamworthy, Poole, Dorset, BH15 4HR**



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## FREEHOLD GUIDE PRICE £400,000 - £415,000

Ready to move now? All finished and completed delightful brand new 3 double bedroom detached home, forming part of a New England style mews development, built by a local well regarded company. Set down a private driveway, off the Blandford Road, the home is nestled into Milldown Mews, which contains 5 detached homes, finished to a high specification and located close to the water. This attractive property offers a generous lounge/dining/day room with integrated appliances, cloakroom, 3 good size bedrooms, ensuite shower room and family bathroom. The home feels bright with an abundance of light shining in and offers all the benefits of a brand new build to include a 10 year guarantee, wheelchair access, solar panels, EV charging points, parking for 2 cars and a low maintenance garden.

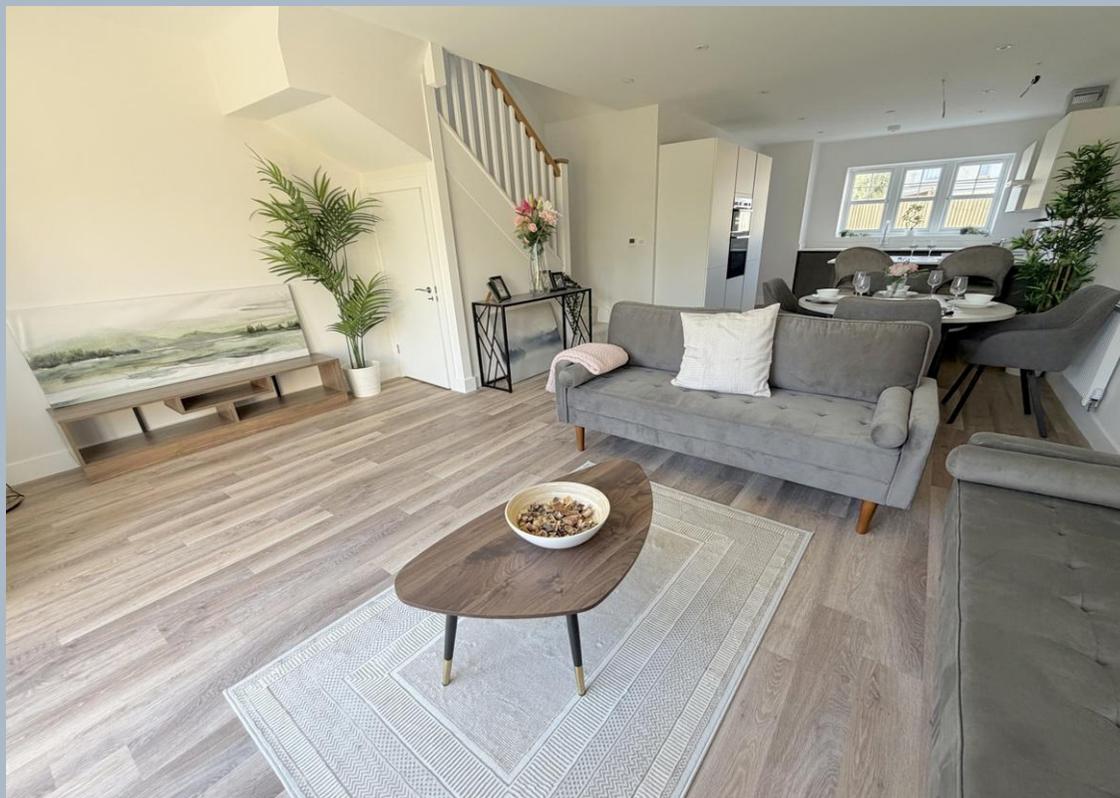
- Delightful 3 double bedroom brand new detached home
- Attractive build in a New England style with feature windows
- Beautiful open plan lounge/kitchen/dining room with doors onto the garden
- Kitchen fitted in a range of contrasting anthracite grey and stone coloured handle less units with complimentary slim work tops over, extending to form a breakfast bar. High quality integrated appliances to include induction hob, oven, separate grill, extractor, dishwasher, fridge/freezer and washing machine
- Downstairs cloakroom
- Wood effect flooring on the ground floor with carpets upstairs
- Gas central heating and double glazing
- Solar panels and EV charging point promoting an energy efficient lifestyle
- Tarmac drive, leading to 2 parking spaces plus further visitor parking
- Wheelchair access
- Low maintenance rear garden
- Milldown Mews is a development of just 5 brand new homes, set on a private road, managed by Milldown Mews Maintenance Ltd.
- Super location with all amenities on your doorstep
- Ready to move in!

The home is set in a peaceful location, within a few hundred yards of Cobbs Quay and near the beautiful waterside walk which takes you all the way along to Upton Country Park and back. This is a gorgeous walk providing views along Holes Bay. Hamworthy Park is a mile from Poole Quay and is an attractive Harbourside Park with 26 acres and panoramic views of Poole Harbour and the Purbeck Hills. Poole Town Centre is approximately 1½ miles walk through Hamworthy Park and is a similar distance by car. Poole offers an extensive range of shops, restaurants and the popular Poole Quay. It is within easy access to both Hamworthy and Poole Train Station. The home falls within the catchment for Twin Sails Infant and Nursery School, Hamworthy park Junior School and Carter Community School.

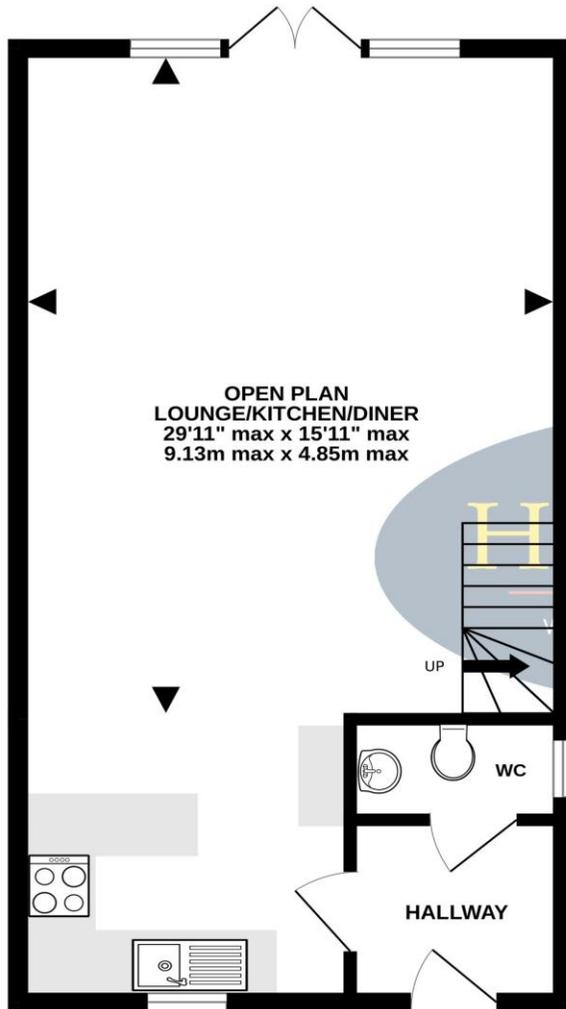
### COUNCIL TAX BAND: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

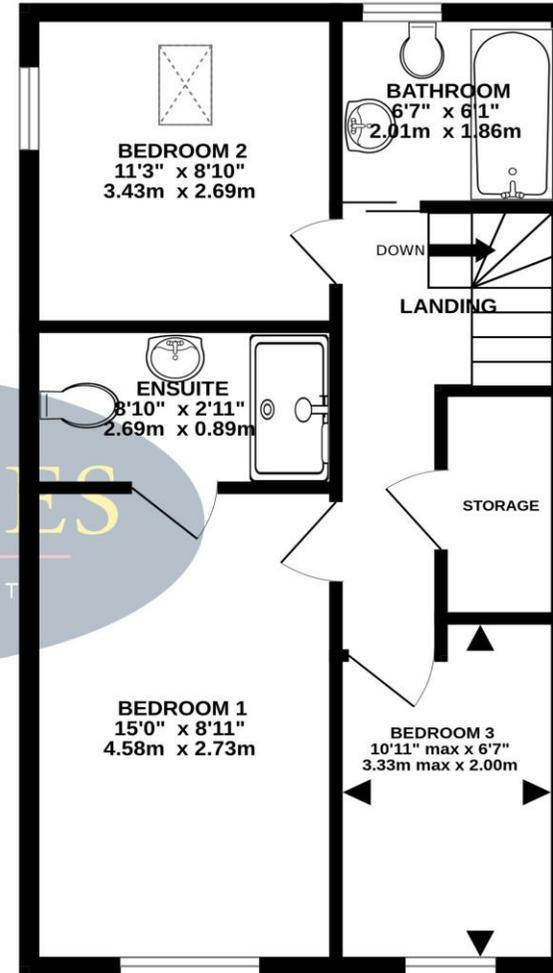




GROUND FLOOR  
476 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements







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