



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

t. 01747 824 547  
gillingham@mortonnew.co.uk  
www.mortonnew.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 & Wales		
EU Directive 2002/91/EC		



## North Road Mere

Asking Price  
£435,000

An Enchanting Detached Cottage (Early 1800s):-

Step into a home that captures both heart and imagination. Dating back to the early 1800s, this charming detached cottage has been adored by its owners for over two decades — lovingly restored and maintained, and elevated to a standard rarely found, blending contemporary living with timeless character. From the moment you enter, charm greets you - there are exposed beams, deep-set windows, some original floorboards, beautiful stone and brickwork, and characterful fireplaces that whisper stories of the past. Yet, alongside this history, the cottage flows with light, warmth, and modern comfort.

The day room is flooded with natural light and has views over the garden - a place to watch the changing seasons and garden wildlife, while the cosy snug with a multi-fuel burner is perfect for winter evenings. At the heart of the home lies the generous kitchen and dining space — a true entertainer's dream, where gatherings linger late and the chef is always part of the occasion. Completing the ground floor is a charming double bedroom, ideal for guests or flexible family living. Upstairs, a good sized double bedroom, a delightful single with its own original fireplace, and a stylish bathroom provide a peaceful retreat.

Step outside to discover a beautifully sized garden — enclosed, manageable, and ready for alfresco dining or morning coffee. A double garage and private parking add practicality to the cottage.

This is more than a home — it's a rare opportunity to embrace history, style, and soul in perfect harmony. Cottages of this calibre are seldom available -and once seen, never forgotten. Book a viewing now and start your journey towards living in this lovely home.





## The Property

### Accommodation

#### Inside

##### Ground Floor

The cottage is approached from the road via a timber gate that opens to a path leading to the main entrance. Here, a stable door opens into a reception area that leads into the day room. The floor is laid in a practical tile. The day room has double doors opening out to a sheltered seating area and windows, which overlook the front garden. The room enjoys plenty of natural light and has space for settees and armchairs. The floor is laid in engineered oak that adds warmth and character. From this room another door opens to a good sized snug with window to the front, exposed painted ceiling beams and a fireplace with a multi-fuel burner and recesses to either side of the chimney breast. A charming room for cosy winter evenings.

Stairs rise to the first floor and doors lead off to bedroom two and the kitchen/dining room. The ground floor bedroom has a window to the side aspect, feature fireplace and exposed beams. A very characterful room that lends itself to other uses to suit your own needs.

The kitchen area has a window to the side and two skylights to the rear. It is fitted with a stylish modern soft closing units consisting of floor cupboards, separated drawer units and eye level cupboards, plus a built in storage cupboard. You will find a generous amount of 'Minerva' work surfaces with a tiled splash back and a Butler style sink with a swan neck mixer tap. There is space for a fridge/freezer and tumble dryer, and space and plumbing for a washing machine. The eye level double electric oven is built in and there is a gas hob with an extractor hood above. For practicality, the floor is tiled. Feature stone steps rise to the dining area, which has a skylight to the rear, painted brick floor and built in shelf and bottle rack. Throughout the kitchen/dining room there are many attractive features with some exposed brickwork and some painted brick plus a stone shelf and exposed timbers.

##### First Floor

On this floor you will find two bedrooms and the bathroom. The main bedroom is double sized, enjoys an outlook over the front garden. It has a built in cupboard and exposed elm floorboards. The other bedroom is a generously sized single bedroom and retains an original fireplace and exposed floorboards. The bathroom is fitted with a modern suite consisting of a pedestal wash hand basin, WC and bath with a mains shower above. The floor is laid in a practical vinyl.

#### Outside

##### Parking and Double Garage

At the end of the garden there is a parking space for one car in front of the garage. The garage is timber construction, blending to the environment, double doors open out and the garage has light and power. It measures - 4.90 m x 4.90 m/16'1" x 16'1". The property owns the drive to the front and side with the neighbours having a right of way.

##### Garden

From the parking a timber gate opens onto a meandering stone path that continues through the garden to a pergola where steps lead down to the front door. To either side of the path there are areas of lawn and borders planted with a variety of shrubs and flowers. There is a large timber cabin, a sheltered seating area to the side of the cottage where there is also a log store. The garden is perfectly sized for enjoyment and easy maintenance. It has a good amount of sunshine and is partly enclosed by a mature hedge and stone wall.

### Useful Information

Energy Efficiency Rating tba

Council Tax Band B

uPVC Double Glazing

Gas Fired Central Heating from a Combination Boiler - some traditional style radiators

Mains Drainage

Freehold

### Location and Directions

Mere is a picture perfect village that lies at the south-western tip of Salisbury Plain close to the borders of Dorset and Somerset. Nestling beneath the South Wiltshire Downs, large parts of the surrounding countryside are "Areas of Outstanding Natural Beauty" - just three miles away is the National Trust property, Stourhead with its famous landscaped gardens. Mere is also full of history with lots of beautiful and fascinating buildings.

Mere also benefits from having a good community spirit with many facilities such as, a museum, library, pharmacy, dentist, post office, and fire station. There are also a good selection of shops and village pubs. Salisbury is approximately 25 miles away., and there is a main line station in Gillingham, which is about a 10 minute drive plus a Waitrose and various other shop. Postcode - BA12 6HP What3words - ///riverbank.saunas.thighs



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.