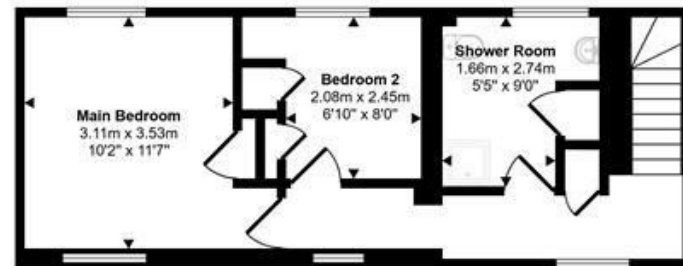




Ground Floor
Approx 42 sq m / 451 sq ft



First Floor
Approx 37 sq m / 401 sq ft



Storage Room
Approx 5 sq m / 59 sq ft



Outbuilding
Approx 13 sq m / 136 sq ft

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.



Shaftesbury Road Mere

Offers In Excess Of
£400,000

A beautifully renovated two bedroom semi-detached cottage, situated in a lane side position on the edge of Mere, a charming Wiltshire market town with a good range of everyday amenities including shops, a pub and a primary school. Full of character and charm, the property has been extensively improved by the current owner over approximately six years, including a new kitchen and bathroom, smart heating and lighting, and a converted garage providing a self-contained studio with income potential, all presented to a high standard throughout and offered for sale with no onward chain.

The accommodation is arranged over two floors and includes a superb sitting and dining room featuring a striking stone wall, wood-burning stove, and exposed wooden beams. This is complemented by a well-appointed kitchen with a breakfast bar, along with a cloakroom fitted with a basin and WC. The ground floor also benefits from underfloor heating throughout. Upstairs, there are two bedrooms, both served by a bathroom complete with a shower, WC, and a linen cupboard with integrated laundry facilities.

Outside, a charming wrap around garden enjoys full sunlight throughout the day at both ends and backs directly onto open fields and countryside, with a patio seating area, mature shrubs and well stocked flower borders. A self-contained studio with its own shower, WC and a full kitchen is found within the plot, alongside off road parking for up to three cars.

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



The Property

Inside

Ground Floor

Entering into the sitting and dining room, you are welcomed into an immediately impressive and characterful space, featuring a stone feature wall, exposed wooden beams, and a wood-burning stove as its focal point, creating a wonderfully warm and inviting atmosphere. The kitchen is a well-appointed and stylish everyday space, fitted with shaker units and wood worktops, and offering a full range of integrated appliances including an oven, microwave, dishwasher, fridge freezer, and induction hob. It also benefits from a breakfast bar, smart lighting, and a door leading out to the rear garden. A cloakroom fitted with a basin and WC serves the ground floor. There is underfloor heating throughout.

First Floor

Stairs rise to the landing where two well proportioned bedrooms are found, offering lovely views both East and West. The bedrooms are served by the bathroom complete with a shower, WC and linen closet with laundry machine.

Outside

Garden

A charming and private wrap around garden enjoying full sun at both ends of the day, with a patio seating area, lawn, mature shrubs and well stocked flower borders. Backing directly onto an open field. The garden enjoys lovely far reaching countryside views and a wonderful sense of peace and seclusion.

Studio

A completely self-contained studio is found within the plot, converted from the former garage and complete with its own shower, WC, full kitchen and its own paved seating area facing the field. The studio presents an excellent opportunity for additional income as a holiday let or ancillary accommodation.

Parking

Ample off road parking for up to three vehicles is available to the side of the property.

Useful Information

Energy Efficiency Rating F
Council Tax Band C

Oil Fired Central Heating
Underfloor Heating Throughout the Ground Floor
Mains Drainage
upvc Double Glazing
Freehold
No Onward Chain

Location and Directions

Mere is a sought after Wiltshire town set beneath the slopes of Castle Hill, offering an attractive setting and a strong sense of community. The town provides a range of everyday amenities including a supermarket, independent shops, cafés, a primary school and public houses, along with access to surrounding countryside ideal for walking and outdoor pursuits. Well positioned for transport links, Mere lies close to the A303, providing convenient access to London and the South West, with nearby towns such as Gillingham and Shaftesbury offering further facilities and mainline rail connections to London.

Postcode BA12 6BW

What3words ///joke.dads.extent

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.