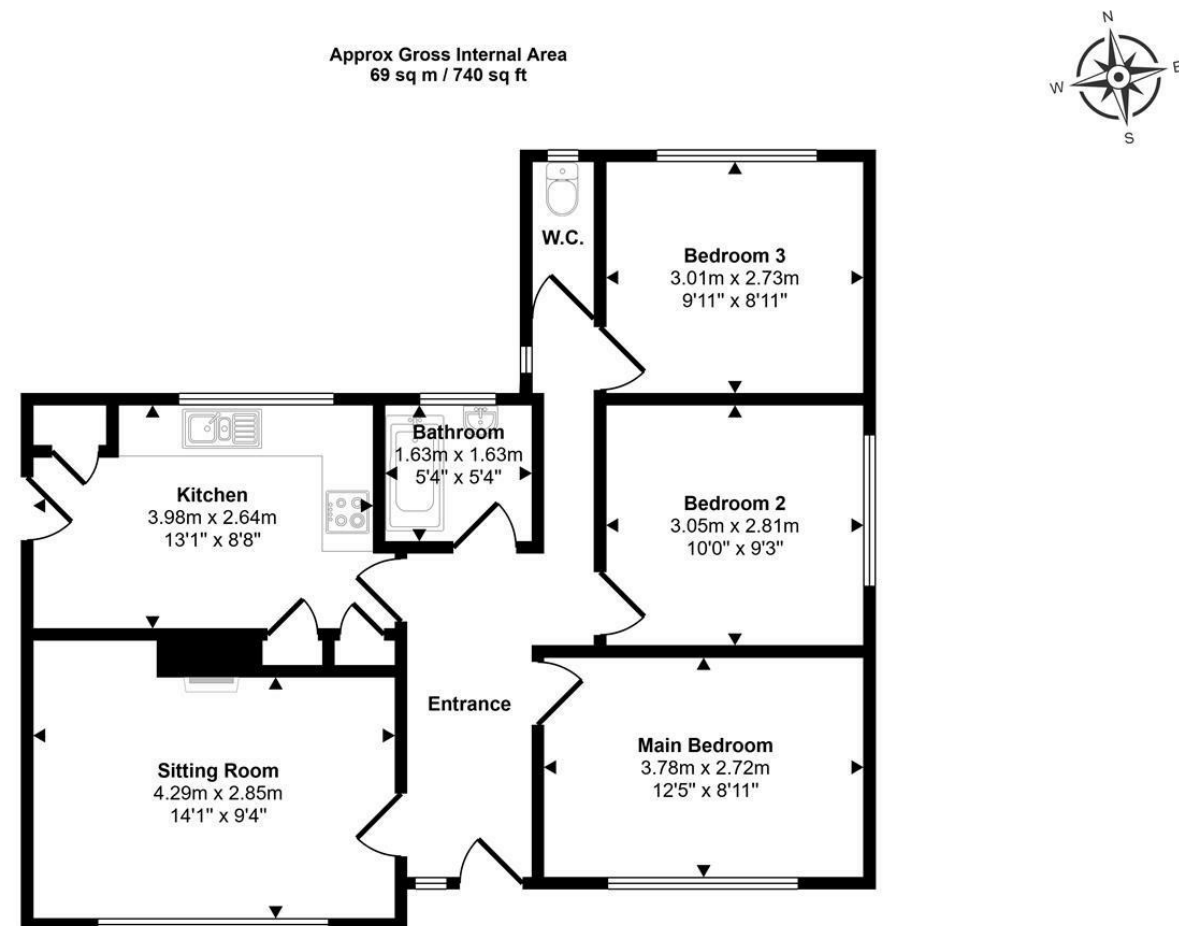




Floorplan

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.



Edgebridge Mere

Guide Price
£250,000

A rare opportunity to acquire a three-bedroom detached bungalow, occupying a peaceful tucked-away position in one of Mere's most sought-after locations. Built of Woolaway non-standard construction and available to cash buyers only, this unique home offers a wonderful combination of privacy, potential and an enviable waterside setting, with the River Shreen flowing along the bottom of the garden.

Situated within easy walking distance of the town centre and its excellent range of amenities, the property has been lovingly owned by the same family since it was built and has been thoughtfully extended to create a third bedroom. Partially updated over the years, it offers an exciting opportunity for a purchaser to further improve and personalise the home to their own taste.

The well-planned single-storey accommodation includes an entrance hall, a generous sitting room featuring a brick fireplace, a spacious traditional kitchen, three bedrooms, a family bathroom and a separate WC.

Outside, the property continues to impress, with generous front and rear gardens enjoying a sunny southerly aspect, a good degree of privacy, a large workshop shed and the rare benefit of a tranquil waterside outlook. Offered with no onward chain, this is a seldom available bungalow in a truly special setting.

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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 2002/91/EC	



The Property

Inside

The entrance hall gives access to all rooms. The sitting room is a good sized space, featuring a brick fireplace as a focal point and enjoying views across the garden. The kitchen is spacious and traditional in style, fitted with a range of shaker floor and eye-level cupboards with laminate worksurfaces and a built-in electric oven and hob. There is space for a washing machine and a door leads out to the garden, with scope to update and enhance to a purchaser's own taste.

The main bedroom is a good sized double, with bedrooms two and three being further well proportioned rooms. The family bathroom and a separate WC serve all three bedrooms.

Outside

Garden

Fully enclosed and enjoying a sunny southerly aspect, the rear garden is a wonderful outdoor space with a good degree of privacy. Laid to lawn with a patio area, the River Shreen runs along the bottom, creating a truly tranquil and unique waterside setting. A large detached shed/workshop provides an ideal space for storage or use as a home workshop. To the front, a further spacious lawned garden adds to the overall appeal.

Parking

The private parking is accessed by a shared driveway which serves three properties in all.

Useful Information

Energy Efficiency Rating E
Council Tax Band C
Upvc Double Glazing
Mains Drainage
Gas Fired Central Heating
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.

Postcode BA12 6DB

What3words
///jeeps.gossiping.librarian

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.