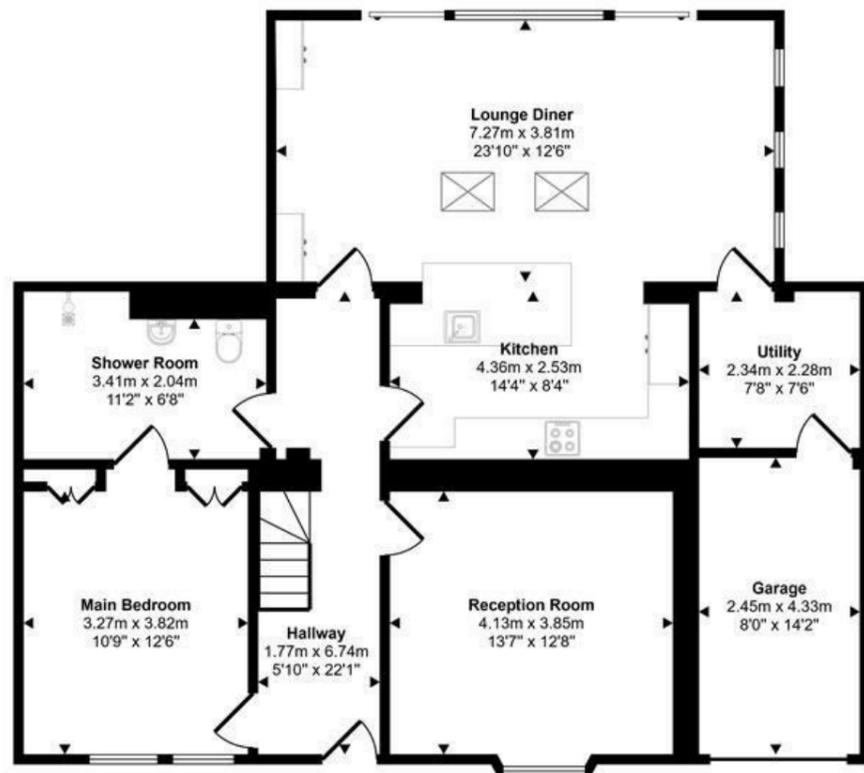
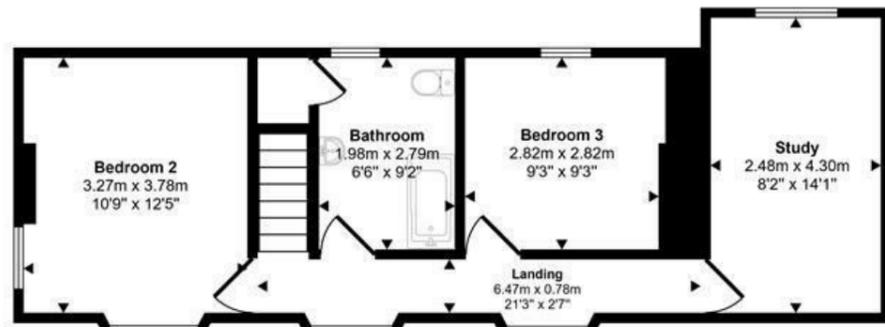




Approx Gross Internal Area  
160 sq m / 1723 sq ft



Ground Floor  
Approx 111 sq m / 1194 sq ft



First Floor  
Approx 49 sq m / 528 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.



Water Street  
Mere

Asking Price  
£599,000

Located on Water Street in the heart of the well regarded Wiltshire town of Mere, this immaculately presented semi-detached home offers spacious and flexible accommodation arranged over two floors. The property enjoys a highly convenient position within easy walking distance of the town centre and a popular primary school, making it particularly well suited to family life while also appealing to those seeking a central yet settled location.

The house has been carefully maintained and thoughtfully improved by the current owners, including the addition of a quality quartz worktop in the kitchen and the benefit of wholly owned solar panels, which enhance both efficiency and running costs. The accommodation is well balanced, comprising two reception rooms alongside an impressive open-plan kitchen, living and dining area which forms the heart of the home and provides an ideal space for both everyday living and entertaining.

Upstairs, three bedrooms offer generous and adaptable accommodation, supported by the family bathroom, allowing the layout to suit a range of needs including family living, guest space or home working. Outside, the enclosed rear garden has been arranged into a number of distinct sections, creating interest and usability throughout the seasons, while off-road parking adds further practicality.

Overall, this is a well presented and versatile home in a sought-after small town location, combining convenience, comfort and a strong sense of place.

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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		77	86
EU Directive			



## Accommodation

### Inside

The property is entered into a welcoming hallway which provides access to the principal ground floor rooms. The sitting room is a comfortable and well proportioned space, ideal for everyday living, while a second reception room, currently being used as the main bedroom, offers flexibility for use as a dining room, snug or home office attached, with a useful wet room/en-suite.

To the rear of the house is the open-plan kitchen, living and dining area, which forms the heart of the home. The kitchen is fitted with modern shaker-style units topped with quartz work surfaces and includes integrated appliances such as an eye-level oven, microwave, fridge freezer and hob. This bright and sociable space opens directly onto the garden and connects to a useful utility room, providing additional storage and practicality.

### Upstairs

The first floor offers three bedrooms arranged to suit a variety of needs, whether for family accommodation, guests or home working. The principal bedroom is well proportioned, with the remaining

bedrooms offering flexibility and good natural light. A family bathroom serves the accommodation, well presented and fitted with a modern suite.

### Outside

The rear garden is fully enclosed and designed to offer interest and usability, with different sections providing areas for seating, planting and outdoor enjoyment. A mature pergola creates an attractive seating area, while a garden shed with electricity adds useful storage or workshop space. Gated access allows the option to create additional parking if required. To the front, the garden is arranged for low maintenance, and the property benefits from off-road parking.

### Useful Information

Tenure: Freehold  
 Heating: Gas central heating with wholly owned solar panels  
 Drainage: Mains  
 Windows: Fully Double Glazed  
 EPC Rating: C  
 Onward Chain: Vendors need to find an onward purchase

### 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.

What3Words - ///seducing.sprayer.reader  
 Postcode - BA12 6DY

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.