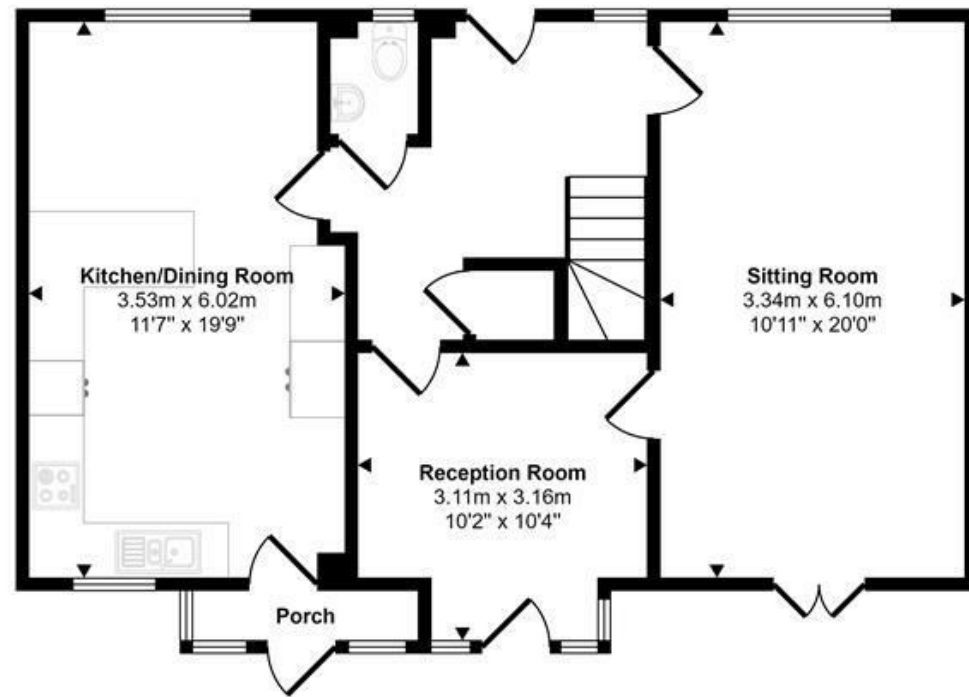
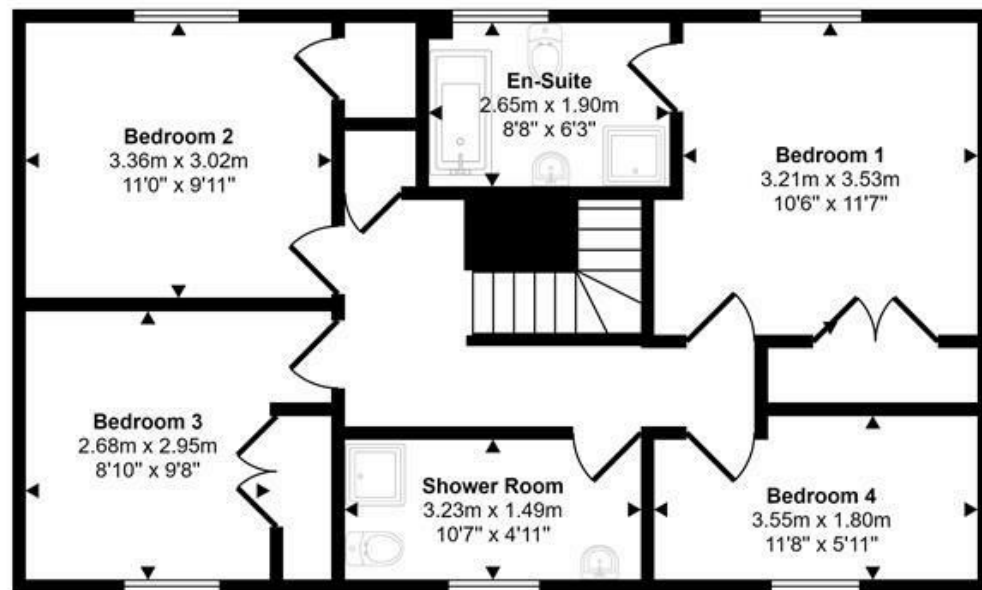


Approx Gross Internal Area  
131 sq m / 1406 sq ft



Ground Floor  
Approx 66 sq m / 713 sq ft



First Floor  
Approx 64 sq m / 694 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.



## The Fields Mere

Offers In Excess Of  
£475,000

An appealing cottage style modern detached family home, offering sizeable accommodation with four generously sized bedrooms and situated in a tucked away position in a quiet and popular residential area of the town and close to some delightful countryside walks. The property lies on the fringe of the small Wiltshire town of Mere, which has a bustling community and caters well for everyday needs with a museum, library, dental surgery and medical centre, post office, Co-op store and fire station. There are also an electrical shop and three village pubs. The property was built in 2002 and has been a much cherished and enjoyed home to our sellers for the last fourteen years. During this time it has been extremely well maintained and improved with the addition of a useful rear porch, the gas fired boiler was replaced about four years ago. In addition, the double oven is only two years old and the kitchen was updated in the early years to soft closing units and overlay granite work surfaces. The property was built under the 'Duchy' criteria with wood framed double glazing to keep within sustainability and to blend with the environment. This lovely home must be viewed to truly appreciate what it has to offer, both inside and out, as well as its location in the town. Further facilities are just a ten minute drive to Gillingham, where there is a selection of supermarkets, including a Waitrose and a mainline train station serving London Waterloo and the West Country.

In brief, the ground floor accommodation consists of welcoming and roomy entrance hall, double aspect sitting room with feature fireplace, multi-functional reception rooms and combined kitchen and dining room fitted with plenty of cupboards and some built in appliances. There is also a rear porch and cloakroom. On the first floor there is the family shower room and four generously sized bedrooms, three with built in wardrobes and the principal bedroom with an en-suite bathroom. Outside, there is parking for four cars, double garage and beautiful and private rear garden.

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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         | 83        |
| (69-80)                                     | C | 74                      |           |
| (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 |           |



## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Composite front door with peep-hole opens into a roomy and welcoming entrance hall. Small window to the front aspect. Ceiling light. Smoke detector. Coved. 'Hive' control for the central heating. Radiator. Power and telephone points. Bespoke fitted cupboard with shoe shelves. Ceramic tile effect vinyl flooring. Stairs rising to the first floor with storage cupboard beneath with shelves and light and doors to all rooms.

#### Sitting Room

A double aspect room with paned glass window to the front and paned glass double doors leading out to the rear garden. Ceiling lights. Coved. Two radiators. Power and television points. Feature fireplace with timber mantel, slate hearth and cast iron style burner with living flame electric fire plus cast iron fender. Door to the:-

#### Reception Room

A truly flexible room with many usages - study, playroom, formal dining room, breakfast room or craft room. Bay window with central door opening out to the rear garden. Ceiling lights. Coved. Radiator. Power points.

#### Kitchen/Dining Room

Dining Area - Paned glass window overlooking the drive to the front. Ceiling light. Coved. Radiator. Power and television points. Spice drawers and floor cupboards with drawers. Engineered oak flooring. Exposed timber ceiling beam.

Kitchen Area - Paned glass window with view over the rear garden. Recessed ceiling lights. Radiator. Power points. Wall cupboard housing the gas fired central heating boiler. Fitted with a range of modern, soft closing kitchen units consisting of tall broom cupboard, tall larder cupboard with carousel shelves, floor cupboards and separate drawer unit with cutlery and deep pan drawers. In addition, there are wall shelves, eye level cupboards and cabinets with internal lighting and counter lighting beneath. Generous amount of work surfaces with granite overlay, tiled splash back and inset one and half bowl stainless steel sink and drainer with swan neck mixer tap. Built in eye level double electric oven with storage cupboards above and below. Gas hob with extractor hood above. Freestanding dishwasher. Space and plumbing for a washing machine and space for a tumble dryer. Engineered oak flooring. Part glazed door to the:-  
Rear Porch - Part glazed door with windows to either side opening to the rear garden plus further window to the side. Coat hooks and shelves. Wood effect flooring.

#### Cloakroom

Frosted glazed window with tiled sill to the front elevation. Recessed ceiling light. Wall mounted electrical consumer unit. Radiator. Fitted with a suite consisting of pedestal wash hand basin with shelf above and low level WC. Part tiled walls. Ceramic tile effect vinyl flooring.

#### First Floor

##### Landing

Stairs rise and curve up to the galleried landing. Ceiling light. Access to the part boarded loft space. Radiator. Power points. Airing cupboard housing the hot water cylinder and fitted with a slatted shelf.

#### Bedroom One

Paned glass window to the front of the property. Ceiling light with fan. Radiator. Power, telephone and television points. Built in double wardrobe with hanging rail and shelf. Door to the:-

#### En-Suite Bathroom

Frosted paned glass window with tiled sill to the front elevation. Ceiling light. Extractor fan. Radiator. Fitted with a suite consisting of part tiled shower cubicle and glass screen with corner doors and main shower, pedestal wash hand basin with tiled splash back, shelf and mirror fronted bathroom cabinet above and shaver socket to the side, bath with tiled splash back and mirror fronted bathroom cabinet above plus a low level WC. Tile effect vinyl flooring.

#### Bedroom Two

Paned glass window overlooking the drive to the front aspect. Ceiling light. Radiator. Power points. Built in wardrobe with hanging rail and shelf.

#### Bedroom Three

Paned glass window with view over the rear garden and attractive view of roof tops and trees beyond. Ceiling light. Radiator. Power points. Fitted wardrobe with hanging rail and shelf.

#### Bedroom Four

Paned glass window with view over the rear garden and attractive view of roof tops and trees beyond. Ceiling light. Radiator. Power points. Laminate flooring.

#### Shower Room

Frosted glazed window with tiled sill to the rear elevation. Recessed ceiling lights. Extractor fan. Shaver socket. Radiator. Part tiled walls. Fitted with a vanity style wash hand basin with mono tap, tiled splash back and mirror with pelmet lighting above, low level WC and large corner shower cubicle with main shower. Vinyl flooring.

#### Outside

##### Double Garage and Parking

4.67m" x 4.93m" (15'4" x 16'2")

The property is approached over a gravelled entrance to its own gravelled drive with space to park four cars and leads up to the double garage. This has an electric remote controlled roll up door, fitted with light and power plus rafter storage and personal door opening to the side garden. There will be some cupboards and shelving left for the next owner.

#### Garden

A timber gate (with small arch for the hedgehog) opens from the drive to the side garden, where there are raised vegetable planters and greenhouse plus space for bins - partly laid to lawn, gravel and paving stone. There is also an outside water tap. Steps rise to a barked path the leads to the back of the garden and behind the shrubbery. The rear garden has been attractively landscaped with paved and lawned areas as well as raised beds, plus a large shrubbery contained by fencing. There is also another outside water tap. The garden boasts a westerly aspect, is fully enclosed and has a high degree of privacy.

#### Useful Information

Energy Efficiency Rating C  
Council Tax Band E  
Double Glazed Sustainable Wood Framed  
Gas Fired Central Heating  
Mains Drainage  
Freehold

#### Agency Notes

Please Note:-  
DECLARATION OF INTEREST: Section 21 of the Estate Agents Act 1979 applies in this instance, as the seller is an employee/in associated with Morton New.

#### Directions

##### From Gillingham Town

Follow the road down the High Street until you reach the junction. Turn right and as you approach the 'co-operative roundabout', take the first exit heading towards Mere. At the next roundabout proceed straight over and go through the village of Milton on Stour continuing towards Mere. At the end of the road turn right heading into Mere. Proceed through the village up Hazzards Hill which becomes White Road. Turn left into Spinners Way - then right into The Fields. Follow the road round where the property will be found on the corner and tucked back from the road. Postcode BA12 6EA



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.