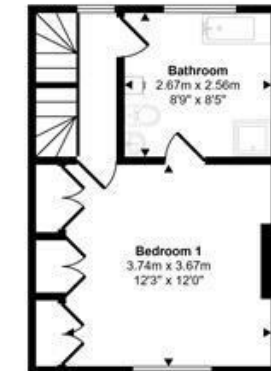
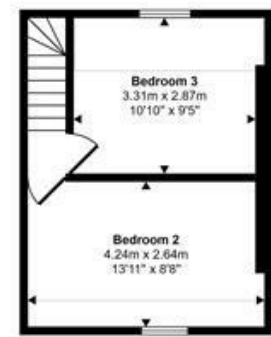




Ground Floor
Approx 46 sq m / 490 sq ft



First Floor
Approx 27 sq m / 295 sq ft



Second Floor
Approx 24 sq m / 260 sq ft

Denotes head height below 1.5m

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.



North Road
Mere

Asking Price
£349,995

An attractive mid terraced stone cottage offering well proportioned accommodation arranged over three floors with three double bedrooms, character features and some delightful views of the downs from the rear aspect. The cottage lies in a quiet area, close to some lovely river and country side walk and is a short distance to all facilities. This popular Wiltshire town boasts a good community spirit with many facilities such as, a museum, library, doctor and dentist surgeries, post office and fire station. There are also a good selection of shops and three village pubs. Further facilities and a mainline train station will be found in Gillingham, which is about a ten minute drive. The property dates to 1860s, believed to have been a silk worker's residence and has been the much loved and cherished home to our sellers for the last ten years. During this time it has been well cared for and improved. The kitchen and the dining room have been combined to make one large contemporary space, ideal for family gatherings or entertaining friends, new kitchen units have been fitted with some built in appliances and granite work surfaces, a cloakroom/utility and pantry have cleverly been created and a new stylish bathroom suite has been installed. This lovely home also has gas fired central heating and uPVC double glazing. A viewing is vital to really appreciate what is on offer as well as the location.

In brief, the ground floor accommodation consists of characterful sitting room with fireplace and bi-folding door that open to the dining area, which also has a fireplace and in turn opens to a bright kitchen area that is fitted with contemporary units and built in appliances. In addition, there is a combined cloakroom and utility plus a walk in pantry. On the first floor there is the main bedroom and family bathroom, whilst of the second floor there are two good sized bedrooms. Outside, there are attractively designed gardens, which are in two parts.

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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	62	74



ACCOMMODATION

Ground Floor

Sitting Room

Part glazed front door opens into a characterful sitting room with window and fitted shutters overlooking the front garden. Ceiling light. High level cupboard housing the electrics. Radiator. Power and television points. Brick fireplace with wood burner and built in wall shelves to both sides of the chimney breast. Wood flooring. Part glazed natural wood bi-folding door opening to the:-

Dining Area

Ceiling light. Upright radiator at the bottom of the stairs. Power points. Television connection. Brick fireplace with timber mantel and multi-fuel burner. Built in cupboards to one side of the chimney breast. Ceramic tiled floor. Stairs rising to the first floor and opening to the:-

Kitchen Area

Skylight to the rear and part glazed roof. Windows overlooking the path to the rear. Ceiling lights and LED tape lighting. Upright radiator. Power points. Fitted with a range of contemporary, gloss finished kitchen units consisting of floor cupboards with corner carousel and mood lighting under, pull out racks and eye level cupboards. Good amount of granite work surfaces with glass panelled splash back, Sink and drainer with swan neck mixer tap providing instant hot water. Space and plumbing for a dishwasher. Space for an American style fridge/freezer. Five burner gas hob with chimney extractor fan over. Built in double eye level electric oven with cupboard over and drawer under. Central island with granite top, drawers and cupboards under plus breakfast area. Walk in pantry with shelves and lighting. Ceramic tiled floor with inset mat well.

Cloakroom/Utility

Window with deep sill to the rear aspect. Ceiling light. Extractor fan. Wall mounted combination gas boiler. Power points. Wood work surface with space and plumbing under for a washing machine. Fitted with a

vanity style wash hand basin with mono tap and tiled splash back and low level WC with dual flush and shelves over. Ceramic tiled floor.

First Floor

Landing

Stairs rise up to a galleried landing. Window to the rear with view of the downs in the distance. Ceiling light. Smoke detector. Part wood panelled walls. Power points. Stairs rising to the second floor and natural wood panelled doors to the bathroom and to:-

Bedroom One

Window with deep sill overlooking the front garden. Ceiling light. Radiator. Power and television points. Built in wardrobes with hanging rails and shelves, deep drawers and overhead storage cupboards. Natural wood panelled door to the:-

Bathroom

Obscured glazed window with deep sill to the rear elevation. Recessed ceiling lights. Chrome heated towel rail. Shaver socket. Fitted with a stylish modern suite consisting of bath with mixer tap and shower attachment plus tiled splash back, large walk in shower cubicle with choice of shower head and part laminate panelled walls and combination unit of vanity wash hand basin with mono tap and mirror fronted bathroom cabinet over and low level WC plus matching wall hung tall storage cupboard. Wood effect flooring.

Second Floor

Landing

Stairs rise up to a small landing with part wood panelled walls. Ceiling light. Smoke detector. Access to both bedrooms.

Bedroom Two

Cottage style window to the front. Partly sloping ceiling. Exposed roof timbers. Ceiling light. Radiator. Power and television points. Feature arch with shelves.

Bedroom Three

Cottage style window to the rear with view of the downs in the distance. Partly sloping ceiling. Ceiling light. Radiator. Power and telephone points.

Outside

Gardens

The property boasts two parts to the garden. To the front there is an attractively design outdoor space with block paved path, edged by flower beds and leading to a seating area and the outside office space, which has heating, power and light and offers multi functional usage. A further part of the garden is access via the neighbouring property (with right of way) where there is a gate that opens to paved area with pergola, further seating area and water feature. There are raised beds, flower and shrub borders and timber sheds. The greenhouse is by negotiation.

Useful Information

Energy Efficiency Rating D
Council Tax Band B
Gas Fired Central Heating
uPVC Double Glazing
Mains Drainage
Freehold

Directions

From Gillingham

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 to Hazzards Hill. Turn left in Upper Water Street and next right into North Road. The property is in the second set of cottages, gable end to the road on the left hand side. Postcode BA12 6HP

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.