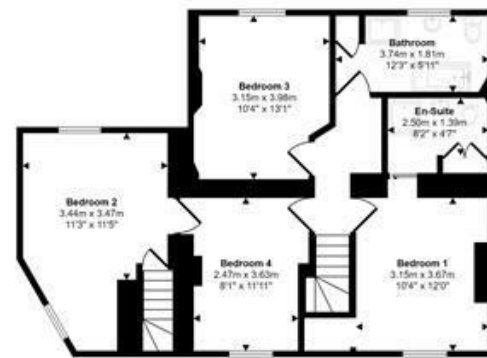
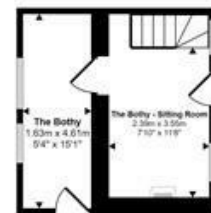




Ground Floor
Approx 111 sqm / 1199 sq ft



First Floor
Approx 74 sqm / 813 sq ft



Outbuilding Ground Floor
Approx 20 sqm / 220 sq ft



Outbuilding First Floor
Approx 11 sqm / 120 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. Levels of items such as bathroom suites are representative only and may not look like the real items. Made with Master Strategy 360.



Mill Lane Mere

Asking Price
£650,000

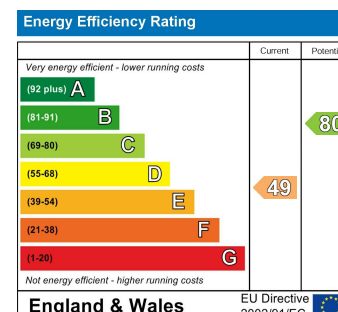
Tucked away, at the end of a no through lane, with no passing traffic, is this unique, detached period cottage sitting in grounds of about a quarter of an acre and around 2358 sq. ft. (219 sq. m) of comfortable and flexible living space. The property has four generously sized bedrooms, is presented for sale with no onward chain and backs onto the old watercress beds, providing a tranquil backdrop, with delightful views over the water to the downs. It is situated on the fringe of one of Wiltshire's prettiest towns and is within walking distance to a local pub that serves food, primary school and dental surgery. Mere has a bustling community and caters well for everyday needs with a museum, library and medical centre, post office, Co-op store and fire station. There are also an electrical shop and two more pubs.

We believe that the cottage dates back over 400 years - thought to have been three cottages - and offers plenty of character and charm with a flexible internal layout that will meet the demands of modern day living. The entrance reception room would make a fabulous library and/or study and there is scope to convert the fourth bedroom into an en-suite/dressing room for bedroom two. The spacious sitting room boasts a fireplace for those chilly winter nights and the dining/garden room is perfect for hosting family gatherings or dinner with friends. Outside, there is even potential to develop the bothy to suit your needs. There is plenty of gated parking and the opportunity to re-design the garden to your own style. For those who enjoy the outdoors, there are foot paths leading into town, making daily strolls a delight.

If you are seeking a property with character, history, and the potential to tailor it to your liking, then this period house is the one to see. Don't let the opportunity to be the next owner slip by!

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk





**The Property
Accommodation**

Inside

Ground Floor

A timber front door with diamond shaped glass inset opens into a useful porch with window to the side, coat hooks and tiled floor. Double doors then open into the main entrance where there is a reception room, which offers flexible usage, opening to the inner hall, stairs rising to the first floor and door to the sitting room. This boasts a triple aspect with cottage style paned windows overlooking the front garden and the lane, window to the side and double doors that lead out to a seating area to the back of the cottage. There is a fireplace with burner and wood flooring with a further door opening to the inner hall. From here there is access to the rear porch, cloakroom, large storage cupboard and the kitchen/dining/garden room.

The kitchen area overlooks the lane and the track to the side and is fitted with a range of country style units. These consist of floor cupboards with drawers, separate drawer unit and pull out baskets plus eye level shelves. There is a good amount of wood effect work surfaces and double stainless steel sink and drainer with mixer tap. There is an electric range style cooker and space for an upright fridge and freezer. From the kitchen there is also access to bedroom two. In the dining and family area there is a large dresser style unit and work station. Double doors open out to the side area where there is the boiler, oil tank, log store and washing line. The flooring is tiled throughout.

First Floor

On the first floor there is the main bathroom, which is fitted with a shower cubicle with an electric shower, pedestal wash hand basin, low level WC and bath with mixer tap and telephone style shower attachment. Also,

in the bathroom is the airing cupboard housing the hot water cylinder. All four bedrooms are double sized and all boast some degree of rural outlook - from the downs to the river, fish farm to the side and the lane to the front. The principal bedroom has a large over stairs wardrobe and benefits an en-suite shower room, which has a fitted double wardrobe. Bedroom two and four interlink and offer potential to create another en-suite and dressing room.

Outside

Car Barn and Parking

The track to the side of the cottage leads to double timber gates that open to a generously sized gravelled parking area with space to park multiple vehicles. The car barn has space for one car and benefits from lighting.

The Bothy

The Bothy has its own access from the track or from the drive. The accommodation is arranged over two floors and it is in need of some remedial work. It is an attractive building and has a 106 agreement on it, which means it cannot be separated from the main cottage.

Gardens

The property is approached on foot via a picket gate that opens to a path, flanked by lavender beds, and leads to the front door. The frontage is enclosed by a picket fence. From the track there is a timber gate to the side that opens to a paved area where the oil tank and boiler are situated. There is also a log store and double doors to the dining/garden room plus access to the gravelled drive. Immediately to the back of the cottage there is a paved, partly covered seating area with step that rise to the lawn. There is also a path that leads down the garden, passing a paved seating area beneath a timber pergola, to the vegetable garden, which

has raised beds. There is a greenhouse and timber shed. The garden is enclosed on one side by timber fencing and the brook, with low trellis fencing to the other side. The whole plot extends to about quarter of an acre.

Useful Information

- Energy Efficiency Rating E
- Council Tax Band G
- Single and Double Glazing
- Oil Fired Central Heating
- Mains Drainage
- Freehold
- No Onward Chain

Directions

From Gillingham

Proceed down the High Street and turn right at the 'co-operative roundabout', take the last exit heading through Bay to Lawn Crossroads. At the crossroads turn left to Mere. At Mere - go over the roundabout at the Walnut Tree pub and follow the road. Just after the bend, before the bridge turn right onto Mill Lane. Proceed to the very very end of the lane, where the property will be found straight ahead on the left hand side. For viewings please park to the left of the property on the gravelled track. Please do not park in the lane. Postcode BA12 6DA

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.