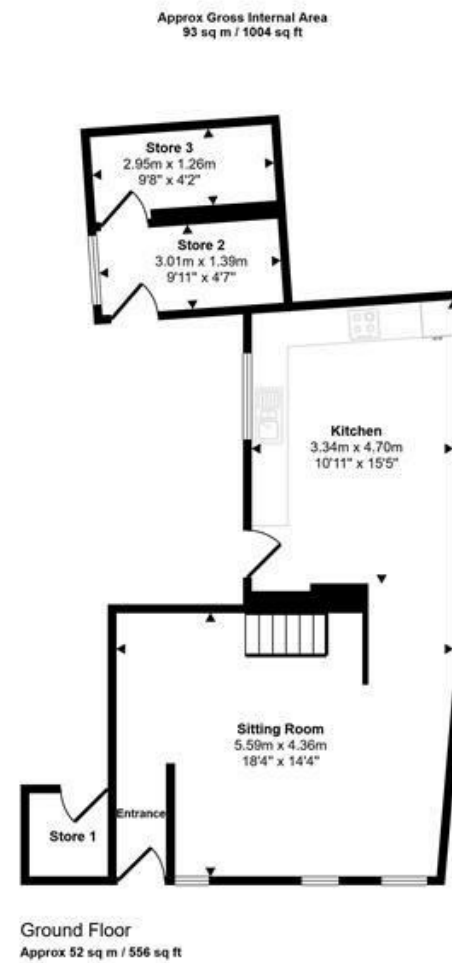


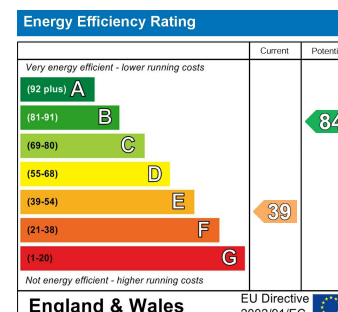


Denotes head height below 1.5m

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.

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Manor Road Mere

Guide Price
£230,000

Fall in Love with This Hidden Gem in Mere

Just a short stroll from the centre of Mere, this charming late 1700s detached stone cottage is full of character, warmth, and opportunity. It's the kind of home that instantly feels welcoming — rich with history yet ready for you to make your own.

Step inside and you'll find a bright, spacious sitting room with exposed beams and deep window sills that give it a cosy, timeless feel. The kitchen and dining area are big enough for family meals, coffee catch-ups, or relaxed evenings with friends — a space that's made for real life, not just for show.

Upstairs, there's a comfortable double bedroom, a good-sized single, and a tidy bathroom — all with a lovely sense of calm and views of the Downs. Outside, you'll enjoy your private courtyard garden, off-street parking, and versatile outbuildings that could become anything from a home office to a creative studio (subject to permissions).

With no onward chain, you can move straight in and start making memories. Whether you're a first-time buyer, downsizer, or looking for a peaceful retreat with plenty of character, this cottage has so much to offer — a great location, bags of charm, and room to grow.

Homes like this don't stay hidden for long — come and see why The Ostler's Cottage could be the perfect fit for you.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a reception area where there is room for coats, boots and shoes. This opens into a large sitting room with windows to the front and stairs rising to the first floor. There is plenty of space for settees and armchairs plus there is scope to create understairs storage. From the sitting room there is an opening into the kitchen/dining room.

The kitchen overlooks the courtyard to the side and has an original style timber door that opens to the courtyard. It is fitted with a range of modern units consisting of floor cupboards with drawers, tall storage cupboard and eye level cupboards. You will find that there is a good amount of wood work surfaces with a tiled splash back and a one and a half bowl sink and drainer with a mixer tap. There is a built in electric

oven and ceramic hob with an extractor hood above, and space for a fridge/freezer as well as plumbing for a washing machine. For practicality, the floor is tiled.

First Floor

Here you will find a good sized landing, a well proportioned single bedroom and an exceptionally large double bedroom. Both the bedrooms enjoy a view of the downs in the distance. The bathroom is fitted with a modern suite consisting of a pedestal wash hand basin, WC and bath with a mixer tap and telephone style shower attachment.

Outside

Parking

This is located in a designated parking area - where there is an allocated parking space (no. 16), which has a yearly fee of £150 to cover the upkeep of the parking area. There is ample room for a large car.

Courtyard

This is located to the opposite side

of the cottage to the parking area. There is enough room for alfresco dining and for pot plant display. There are two outbuildings attached to the cottage on opposite sides of the courtyard, which offer development potential, subject to the necessary permissions.

Useful Information

Energy Efficiency Rating E
Council Tax Band C
Mixed Styles of Glazing and Window Types
Individually Controlled Electric Radiators
Mains Drainage
Freehold
No Onward Chain

Directions

Postcode - BA12 6HY
What3words - cursing.rash.tastes

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.