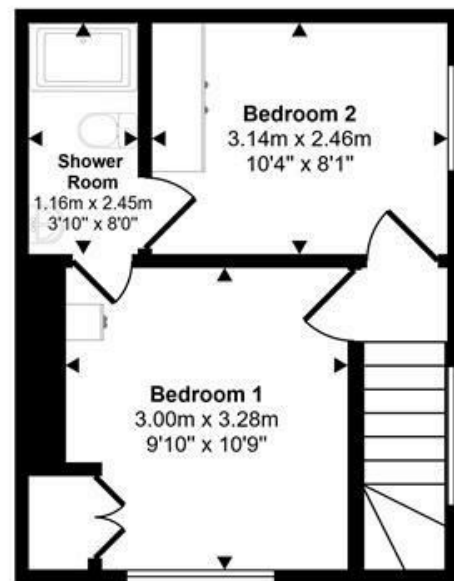


Ground Floor
Approx 39 sq m / 423 sq ft



First Floor
Approx 26 sq m / 278 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Grange Cottages Mere

Guide Price
£300,000

A Hidden Gem with a Story to Tell - Tucked quietly at the end of a charming terrace, this one-of-a-kind cottage is believed to have once been part of an 1850s sawmill. Its historic façade nods to the past, but step inside and you'll find a completely reimagined home that blends heritage charm with luxurious modern living.

Where Character Meets Contemporary Design - From the moment you enter, it's clear this isn't just another renovation. The spacious sitting room sets the tone—engineered oak floors, a sleek modern fire, and a bespoke fitted TV cabinet create a warm, sophisticated space made for relaxing in style.

A Kitchen Made to Impress - The heart of the home is a showstopping kitchen featuring Blossom Avenue cabinetry, premium appliances, and an Elica downdraft induction hob. Porcelain tiled floors flow effortlessly into the garden/dining room—perfect for entertaining or unwinding in the sunshine.

Comfort Upstairs - Upstairs, two generous double bedrooms share a chic Jack and Jill shower room, finished to a boutique-hotel standard. It's ideal for guests, couples, or anyone who values a little everyday luxury.

Effortless Outdoor Living - Step outside to a low-maintenance courtyard garden complete with a pergola—your private haven for summer evenings. With parking for two to three cars, convenience comes built in.

The Best of Both Worlds - Just a short stroll from the town's amenities and offering glimpses of the Downs, this home delivers the perfect balance—peaceful seclusion with everything you need close at hand.

Charm. Style. Substance - Whether you're seeking a stylish forever home, a smart investment, or a weekend retreat, this rare cottage delivers it all. Properties like this don't come around often—make it yours.



The Property

Accommodation

Inside

Ground Floor

A contemporary front door opens into a welcoming entrance hall with an opening into the kitchen and doors leading off to the sitting room and cloakroom, which is fitted with a stylish modern WC and wall hung wash hand basin with a mirror above and lighting to either side. The walls and floor are tiled, and there is floor lighting. The entrance hall has a porcelain tiled floor that adds a touch of luxury to the cottage and continues through to the kitchen and dining/garden room.

The good sized sitting room overlooks the frontage and has engineered oak flooring and a contemporary wall mounted living flame electric fire that adds warmth and character to the room. There is also a TV cabinet designed by Prestige Interiors. A bespoke staircase rises to the first floor and has a large storage cupboard beneath that is accessed from the hall.

The kitchen is fitted with high quality fixtures and fittings by Blossom Avenue. There are plenty of drawers with cutlery trays and deep pan drawers, floor cupboards and tall larder cupboards with pull out shelves and a pull out bin cupboard. You will find a very generous amount of Corian work surfaces with a matching upstand and inset sink with a square neck mixer tap. The fridge/freezer and slimline dishwasher are integrated and there is plumbing for a washing machine. The eye level electric double oven is built in and has a warming drawer and a plinth heater underneath. You will also find a state of the art downdraft induction hob with slide and glide control by Elica. The kitchen also has underfloor heating.

From the kitchen there is a step up and door that opens into a multi-purpose room - a great garden room, dining room or study. The choice is yours and it can be tailored to suit your needs. There are built in floor cupboards and a tri-folding door out to the garden.

First Floor

On this floor you will find two generously sized bedrooms, one with a large wardrobe with sliding mirrored doors and access to the part boarded loft space with a fold down ladder. The main bedroom also has built in wardrobes, integrated blinds to the window and stylish Amtico flooring. There is also a Jack and Jill shower room that is fitted with a contemporary stylish suite consisting of a wall hung vanity wash hand basin, WC with concealed cistern and a large walk in shower cubicle with a sliding door. The floor is laid in a practical and attractive wood effect and has underfloor heating as well as a large chrome heated towel rail.

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.

Outside

Parking

From the lane there is a large frontage that is laid to stone chippings and provides generous parking for two to three cars.

Garden

This lies to the side of the cottage and is mostly laid to stone chippings beneath a timber pergola. It offers a private outdoor space that is easy to maintain and ideal for pot plants.

Useful Information

Energy Efficiency Rating D

Council Tax Band B

uPVC Double Glazing

Gas Fired Central Heating from a Combination Boiler

Mains Drainage

Freehold

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 .

Postcode - BA12 6HJ

What3words - ///begins.register.drummers

