





Maple House, Clamhunger Lane, Mere

Magnificent 5,800 sq ft home on prestigious road with breathtaking views over renowned Mere Golf Course. Meticulously refurbished with classical design and meticulous attention to detail. Luxurious interior, spacious living areas, 5 beds, 5 baths, gym, and landscaped gardens with outdoor kitchen and direct golf course access.

- Fantastic location situated on a super-prime road with breathtaking views over the renowned Mere Golf Course
- Finished to exacting standards with high quality and stylish interiors throughout
- Spacious and flexible accommodation reaching to around 5800 sqft
- Expansive open-plan kitchen/living/dining area with a contemporary SieMatic kitchen, integrated appliances, a central island, and a stylish circular bar





- Five bedrooms across two floors, including three first-floor bedrooms with four bathrooms and two second-floor bedrooms sharing a well-designed bathroom
- Exceptional principle bedroom suite with two bathrooms, dressing room, and balcony with views over the golf course
- Beautifully landscaped rear garden with mature borders, a raised decked terrace, and a fully tiled outdoor kitchen/entertaining area with water feature
- Entered through electric gates onto a resin-bound driveway with a double oak-framed carport, surrounded by meticulously landscaped grounds with box hedge detailing and specimen trees.

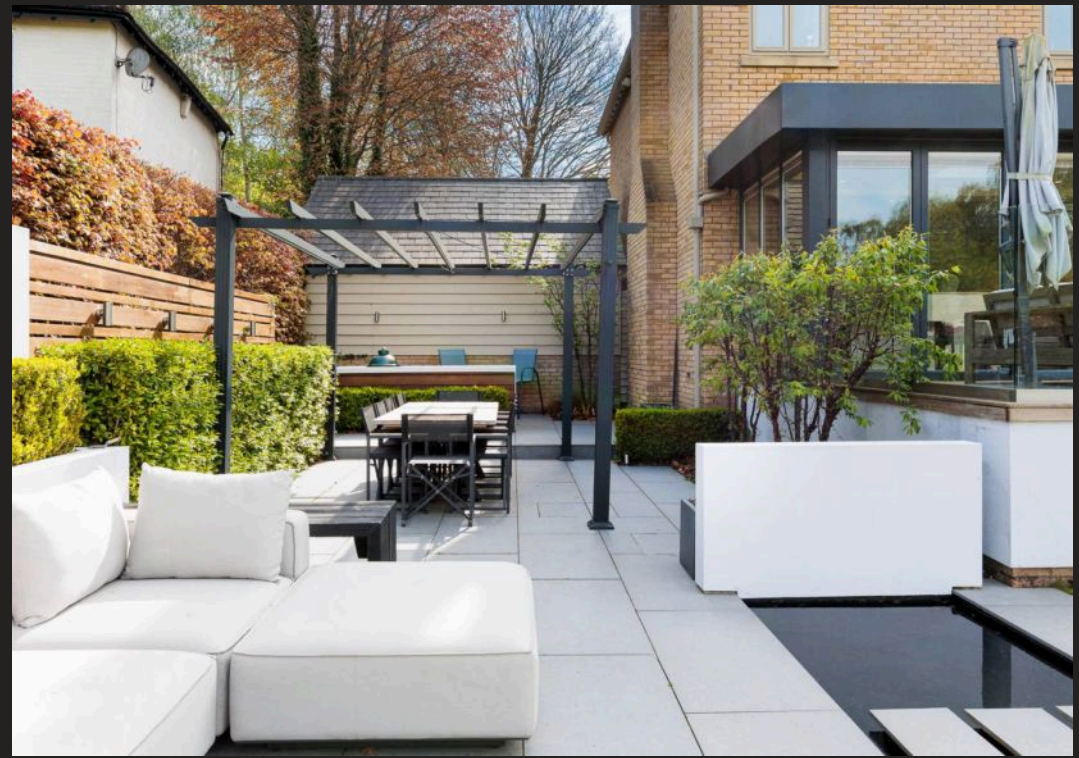
Council Tax band: H

Tenure: Freehold

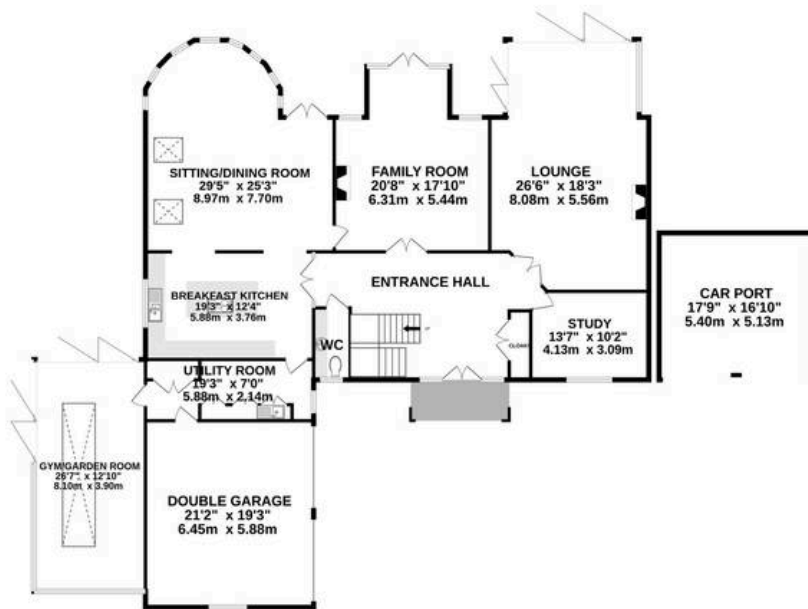
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

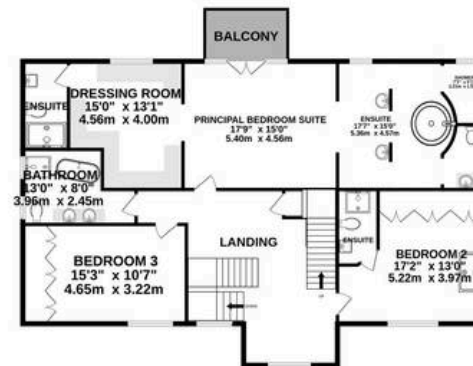




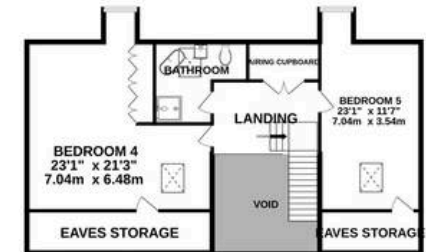
GROUND FLOOR
3170 sq.ft. (294.5 sq.m.) approx.



1ST FLOOR
1653 sq.ft. (153.6 sq.m.) approx.



2ND FLOOR
982 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA : 5806 sq.ft. (539.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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