



Rosemary Cottage Dark Lane Mere Warminster BA12 6DT

for sale offers in the region of
£585,000



Connells have the pleasure of welcoming you to this elegant and idyllic retreat close to the centre of the small market town of Mere, Wiltshire. Rosemary Cottage is a superior thatched cottage which has been thoughtfully modernised by the current owners, including complete rethatching with reed in 2017. It is situated in a secluded lane, just a few minutes level walk from local amenities, and successfully blends traditional character with modern convenience to suit any demographic. The configuration of the ground floor would accommodate those with mobility issues, creating a truly versatile and flexible family home. The generous outside space provides parking for several vehicles, including a single garage space and multiple powered out-buildings, with mature landscaped gardens encompassing the side and rear of the property. This is not a property to miss!

Entrance Hall

A stable-style, double glazed front door opens into an entrance hall with a cloak cupboard, a radiator, and stone effect ceramic tile flooring which flows through to the dining room and lounge.

Dining Room

Irregular Shaped Room 14' MAX x 13' 8" MAX (4.27m MAX x 4.17m)

The dining room is well-lit with two windows to the front of the property, a window to the rear, and the understairs alcove has a fixed window to the front. There are two radiators.

Living Room

Irregular Shaped Room 16' MAX x 12' 2" MAX (4.88m MAX x 3.71m)

The triple aspect living room has two windows overlooking the rear garden, two windows to the front of the property, and a window to the side of the property. There are two radiators plus a log-burner-style electric convection heater set in a stone inglenook fireplace, a TV point, stone effect ceramic tile flooring, and exposed beam-work throughout.

Kitchen/Breakfast Room

Irregular Shaped Room 16' 10" MAX x 16' 1" MAX (5.13m MAX x 4.90m)

The kitchen area has been modernised with a range of fitted cupboards and drawers, a Franke double sink with swan-neck mixer tap, integrated dishwasher, freezer, wine cooler, microwave oven, grill oven and 4-ring induction hob with one gas burning ring. The bright and airy space has two Velux skylights, a glazed stable door to the side of the property, two radiators, a broom cupboard, and space for a large fridge/freezer.

The breakfast area is situated in the double- glazed garden room, with underfloor heating, an electric heater, two large opening windows, a door to the rear of the property, and French double doors to the side of the property. There is also, a boot cupboard, ceiling blinds and a TV point.

Utility Room/WC

9' 8" MAX x 5' 9" MAX (2.95m MAX x 1.75m MAX)

This room contains a range of fitted cabinets, a second Franke double sink, a radiator, two double-glazed frosted windows to the rear of the property, a hanging recess, a flush fitted WC, space for a washing machine and a tumble dryer, the combination gas boiler and an extractor fan. There is a water softener fitted in the sink unit.

Bedroom 3/Reception Room 3

Irregular Shaped Room 13' MAX x 12' 4" MAX (3.96m MAX x 3.76m)

This flexible room can be utilised as an en-suite bedroom or a reception/hobby room; the hatch opening to the kitchen can be closed off when in use as a bedroom. A Murphy-style pull-down double bed is concealed behind folding panel doors, with an integrated wardrobe. There are two radiators, two windows to the front of the property, and French double doors opens to a patio at the side of the property; the floor is tiled.

Ensuite/Downstairs Wet Room

The adjoining fully tiled wet-room has a frosted window to the rear of the property, a walk-in glass panelled shower cubicle with non-slip flush floor, a fitted vanity unit housing a low level WC, and a hand wash basin with cupboards and drawers under. There is a heated towel rail and an extractor fan and the floor is tiled with slate effect ceramic tiles.

Bedroom 4/Office

7' 7" MAX x 6' 11" MAX (2.31m MAX x 2.11m MAX)

Bedroom 4 is currently used as an office but could be configured as a single bedroom or dressing room annex to the adjacent ground-floor bedroom. There are two windows to the side of the property, a sliding door opening onto the patio area at the rear of the property, and a radiator.

Bedroom 1

Irregular Shaped Room 12' 9" MAX x 13' 1" MAX (3.89m MAX x 3.99m)

This triple aspect room has two windows to the front of the property, one window to the side and one to the rear of the property, with a radiator under. The ceiling is vaulted with exposed beam-work, and there is a newly fitted range of wardrobes and drawers, and new carpeting.

Bedroom 2

13' 1" x 10' 3" (3.99m x 3.12m)

Bedroom 2 is currently configured as a single bedroom and office area but could accommodate twin beds.

It has a double-glazed window to the rear of the property, two windows to the side of the property, a radiator and integrated storage cupboard.

Family Bathroom

The bathroom has a flush fitted low level WC, a double vanity unit with basins inset under a granite worktop, with large drawers under. The bath has a wall mounted mains rainfall shower with a glazed shower screen. There is a double-glazed window to the rear of the property, polished granite tile flooring with underfloor heating, and a heated towel rail.

Landing

The landing contains a double-glazed window to the front of the property, with a hatch and pull-down ladder providing access to the fully boarded loft.

Rear Garden

The rear of the property is approached via a gravel driveway to a gated parking area large enough for several vehicles, as well as an oak-framed 'carriage-house' style single garage with adjoining full-length powered workshop. There are three further powered tool and garden sheds and a greenhouse. The garden includes a wide variety of shrubs as well as some mature trees and is screened to one side by a hedge of pleached hornbeam. Multiple patio dining areas offer both sun and shade, and there is an outside pot-washing sink with hot/cold tap.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: GIL306215 - 0009