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ESTATE AGENTS



1 Brush Walk , Mere, BA12 6FP

A fantastic opportunity to acquire one of the most attractive and spacious three bedroom houses built by the renowned CG Fry & Son located on the edge of this much sought after Wiltshire town of Mere within easy distance to the town centre, local amenities, countryside walks and easy access to the A303. EPC Band:- B

£395,000 Freehold

Council Tax Band: D

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, Mere, BA12 6FP



DESCRIPTION

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Built on a curve with statement grey windows, this immaculate family home has been individually designed and offers spacious accommodation, arranged over two floors and in brief comprises:- Entrance hall with laminate Karndeian flooring, stairs to the first floor, doors to a stunning kitchen/diner and lounge; a beautiful triple aspect kitchen/diner (5.72m x 6.31m) which has modern fitted floor and wall units with granite work tops including a pull out pantry, built in electric oven, induction hob with cooker hood above, integrated fridge/freezer, dishwasher, a central island providing ample storage and door to:- utility room (2.10m x 2.23m) with tiled flooring, plumbing for washing machine, space for tumble dryer or extra fridge, shelved storage, large understairs cupboard and door to rear garden; a spacious lounge (3.00m x 5.77m) with large window to the front aspect, fireplace housing a gas fire and doors to rear garden/patio. A downstairs cloakroom

completes the layout on the ground floor.

The landing on the first floor has an airing cupboard, gives access to the loft and doors leading to all rooms. A well proportioned main bedroom (5.48m x 4.37m) with dual aspect windows to the front, fitted wardrobes, fitted vanity, matching free standing bedside tables and door to:- Ensuite shower room fitted with Karndeian flooring, a double width walk in shower, pedestal wash basin. low level WC and a heated towel rail; Bedroom 2 (3.36m x 2.88m) is a double room with window to the front; Bedroom 3 (2.88m x 2.76m) has window to the rear. Finally there is a family bathroom which is fitted with an L-shaped bath with overhead shower, wash hand basin, WC and heated towel rail.

This wonderful family home benefits from gas central heating, double glazing, ample parking for 2 x cars, single garage and an enclosed rear garden.

OUTSIDE

Outside there is an attractive, redesigned and improved fully enclosed, easy maintenance, fenced rear garden with astro turf, large patio, flower and shrub borders, side and rear access. There is also direct personal access to the single garage with ample storage, light and power.

LOCATION

Mere is a small country town which offers a good range of everyday facilities including health centre and dentist, supermarket, Flower / Vegetable shop, Post Office, butchers, Primary School, churches, cafes, pubs, electrical shop, golf driving range, fishing lakes and regular local bus services. There are excellent walks in and around the town and also the Wiltshire downs. The town has easy access to the A303 and main line station at Gillingham (Exeter - Waterloo) approximately 4 miles, the ancient Saxon hilltop town of Shaftesbury is approximately 8 miles and the cathedral city of Salisbury about 24 miles.

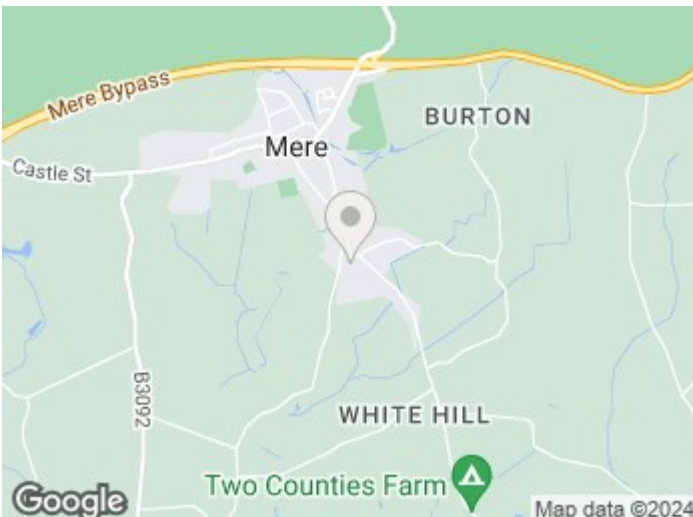
ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Wiltshire Council ~ Council Tax Band: D

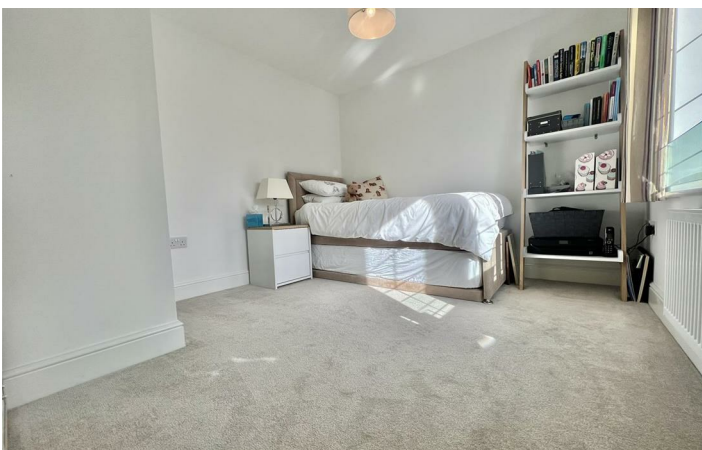
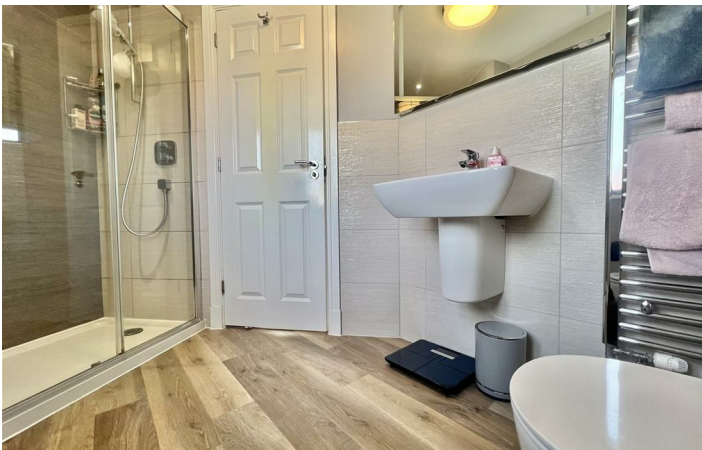
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated : B

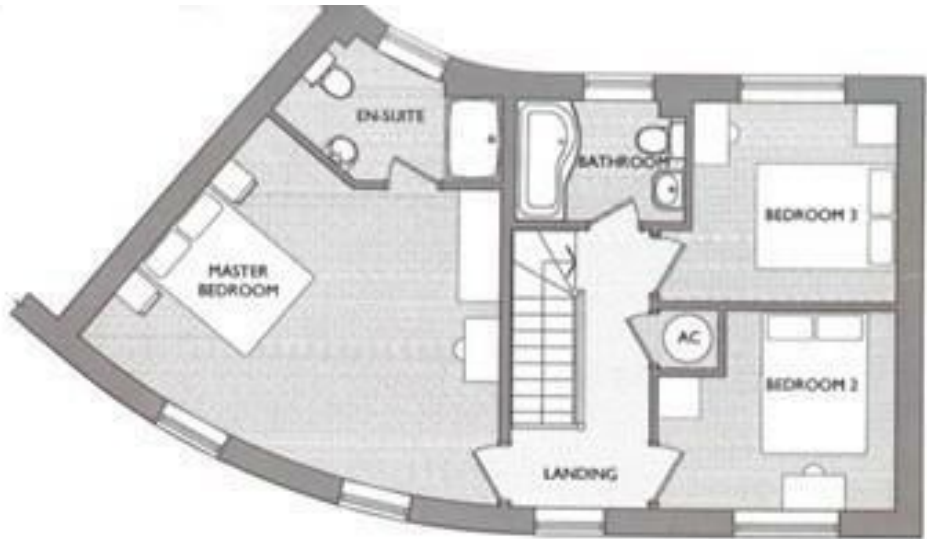


Directions

From our Gillingham Office proceed down the High Street and bear right onto St. Martin's Square. Just before the junction turn right onto Queen Street. At the end of this road turn right onto Bay Road and continue on this road to Lawn Crossroads. At the crossroads turn left to Mere. Continue along this road where you will come to The Walnut Tree pub on your right hand side. Opposite this, turn left onto Woodlands Road. Turn left and left again onto Brush Walk.



Floor Plan



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	