



9 BRUSH WALK

MERE, BA12 6FP

£495,000
FREEHOLD

Chaffers are delighted to present this stunning four bedroom family residence with double garage and beautiful rear garden set in a wonderful location just on the outskirts of this popular Wiltshire town within easy distance of countryside and local amenities. EPC Band:- B



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DESCRIPTION

A simply stunning four bedroom family residence, constructed by CG Fry, with double garage and beautiful rear garden set in a wonderful location just on the outskirts of this popular Wiltshire town within easy distance of countryside, local amenities and the A303.

This beautiful expansive home offers circa 1410sq ft of stylishly presented, highly specified, immaculate, light and spacious accommodation including a triple aspect open plan kitchen/diner, utility room, lounge, cloakroom, four bedrooms, en-suite shower room and family bathroom. The ground floor accommodation comprises:- Entrance hall with doors to the lounge, kitchen and cloakroom, stairs to the first floor with a large under stairs storage cupboard; a superb modern triple aspect open plan kitchen/diner ~ a perfect space to entertain family and friends, fitted with tiled flooring, a wide range of floor and wall units including a built in double electric oven, gas hob with extractor hood above, integrated fridge/freezer, dish washer, built in pantry cupboard, spotlights, ample sockets and door to:- utility room where the ECO Vaillant combi boiler can be found, tiled flooring, space and plumbing for washing machine, tumble drier, wall cupboard storage and door to rear garden; a well proportioned double aspect lounge with feature fire place housing a gas fire and double glazed patio doors to the rear garden; a downstairs cloakroom completes the layout on this floor.

The spacious, light galleried landing on the first floor has a large sash window, doors leading to all rooms and a large storage cupboard complete with radiator. Bedroom 1 is of good size, has a window to front aspect and door to:- en-suite shower room with window to side, vinyl flooring, a double width shower, wash hand basin, WC, mirrored storage cupboard, heated towel rail and extractor fan; Bedroom 2 and bedroom 3 are also good sized rooms both providing space for large wardrobes; bedroom 4 is a single room with rear aspect; a modern family bathroom fitted with vinyl flooring, partly tiled walls, a white suite comprising L-shaped bath, wash hand basin, WC, heated towel rail and extractor fan.

This delightful property benefits from being energy efficient, double glazing, gas central heating, double garage, off road parking and a fully enclosed rear garden.

An internal viewing is highly recommended to appreciate what this superb property has to offer.

OUTSIDE

A fully enclosed fenced rear garden which is predominantly laid to a beautiful manicured lawn edged with shrub borders and specimen trees, two large patio areas for alfresco dining including BBQ area, pergola, double electric power points, outside light, outside tap, side access. There is also an opportunity for a larger drive.

Driveway provides parking for 1 vehicle.

Double Garage Light and power, car charging point, window in one of the garages.

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, 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: E

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

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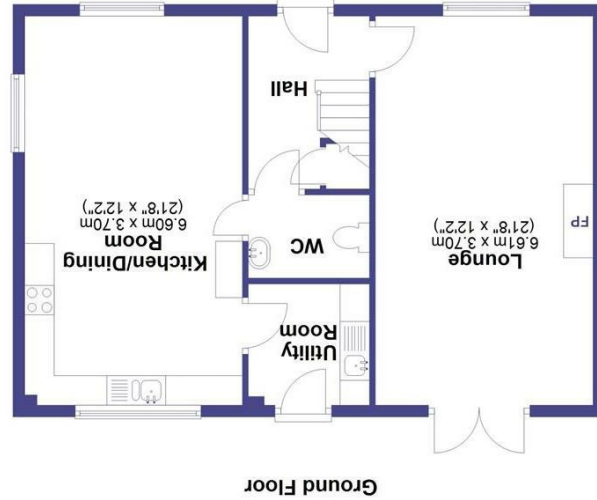
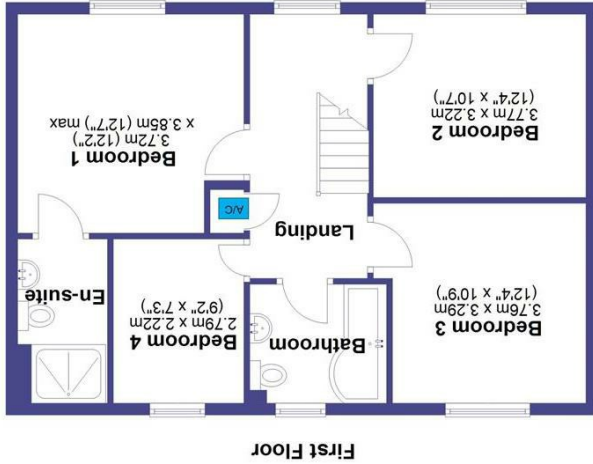




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	85
Potential	93

EU Directive 2002/91/EC
England & Wales



Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using FloorPlp.