



**CHAFFERS**  
ESTATE AGENTS



## Castle Street

Mere, BA12 6JS

A fantastic opportunity to acquire a well presented, spacious four double bedroom detached family home with garage and a private secluded enclosed rear garden, enjoying a convenient location situated in a quiet and select development on the edge of the much sought after town of Mere. EPC Band:- C

**Offers In The Region Of £500,000 Freehold**

Council Tax Band: F

# Castle Street

## Mere, BA12 6JS



- DETACHED FAMILY HOME
- UTILITY ROOM
- FAMILY BATHROOM
- PRIVATE SECLUDED ENCLOSED REAR GARDEN
- FOUR BEDROOMS
- LIVING ROOM
- EN-SUITE SHOWER ROOM
- KITCHEN/BREAKFAST ROOM
- DINING ROOM
- GARAGE

### DESCRIPTION

A fantastic opportunity to acquire a well presented, spacious four double bedroom detached family home with garage and a private secluded enclosed rear garden, enjoying a convenient location situated in a quiet and select development on the edge of this much sought after Wiltshire town of Mere.

This delightful home offers spacious and versatile accommodation which is arranged over two floors and in brief comprises:- Entrance porch which houses electric meter cupboard, front door to:- Hallway with velux skylight window, wood grain flooring and stairs to the first floor; a dual aspect living room featuring a marble fireplace fitted with a gas coal effect fire and double French Doors opening onto garden; a well equipped kitchen/breakfast room with recently installed extensive range of floor and wall cupboards, granite worktops, inset glass 4 burner gas hob with glass splash back and extractor hood above, integrated Bosch fridge/freezer, double oven, dishwasher, under sink electric water softener, deep walk in under stairs cupboard currently in use as a larder, spotlights, tiled slate flooring and French Doors to the garden and door to:- Utility room fitted with floor and wall units, space and plumbing for washing machine, tumble drier and a wall hung Vaillant gas combination boiler servicing central heating and hot water; a good proportioned dining room with sloping ceilings and velux skylight window; a downstairs modern cloakroom completes the layout on this floor. The landing on the first floor has access to:- a part boarded loft with aluminium ladder and lighting, access to an airing cupboard and doors to:- Main bedroom with a range of fitted wardrobes and door to:- En-suite shower room fitted with a modern white suite comprising fully tiled walk in shower cubicle, pedestal hand basin, low level WC and heated towel rail; Bedroom 2; both bedrooms 3 & 4 benefit from built in wardrobes; family bathroom fitted with a white suite which comprises:- bath, power shower, pedestal hand basin, low level WC, heated ladder towel rail and ceramic tiled flooring.

This wonderful home benefits from gas central heating, double glazing, private driveway providing ample parking, single garage and a private enclosed rear garden.

### OUTSIDE

Approached via a long private driveway to parking apron and tarmacadam driveway which leads to a side area with pent roof, wooden shed, storage area for waste bins, compost bin and a water butt.

A single garage adjoins the neighbour's garage which has a pitched tiled roof, up and over door, lighting, uPVC double glazed door and side window giving access to the rear garden. There is storage in the roof space. Switches for the fountain are located inside the garage.

Rear Garden:- Is secluded and private, enclosed by stone walling and timber ship lap fencing with a wooden latch gate to driveway and door to side of garage. The garden is low maintenance, designed by Chelsea Flower Show exhibitor with a circular water feature with pump to three stone ball fountains. The garden is laid out on two levels, divided by a low wall, with the lower level in different shades of gravel in areas divided by paviours and wooden sleepers. Stone steps lead to the higher level. There is a timber arbour, outside tap, water butt and a power point on the side of the water feature.

The higher level is planted with a wide variety of shrubs, perennials, roses and bulbs, with a gravel path along the back wall for easy access. The side fence is fitted with trellis for climbing plants.

### 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.

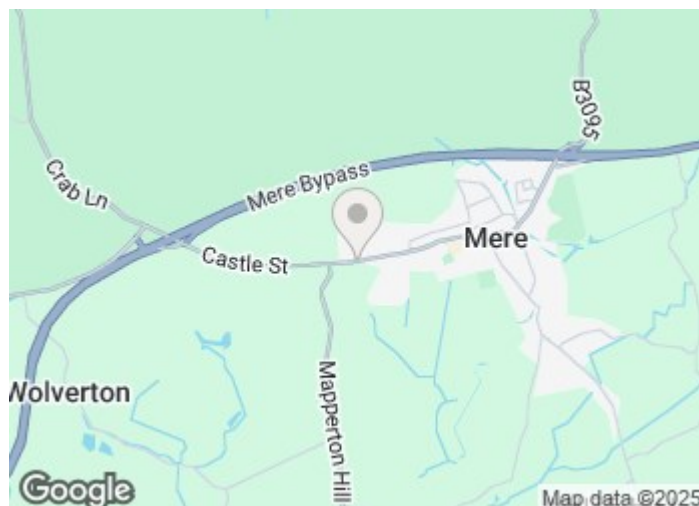
### ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Wiltshire Council ~ Council Tax Band: F

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: C



### Directions

From our Gillingham office proceed down the High Street and bear right onto St Martin's Square. At the 'T' junction turn right onto Le Neubourg Way/B3092. At the roundabout take the first exit onto B3092 heading into the Peacemarsh area. At the next roundabout take the 2nd exit and stay on the B3092 heading towards Mere. At the junction turn right onto Castle Street/B3092. Then take the 2nd turning on the left where you will find Cornas House at the end of the road on the left hand side.





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 firms 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		
(81-91) B		83
(69-80) C	75	
(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	