

Symonds
& Sampson



Manor House

Manor Road, Mere, Wiltshire

Manor House

Manor Road
Mere
Wiltshire BA12 6HR

Early Victorian substantial seven bedroom family home overlooking Castle Hill.



- Substantial accommodation arranged over three floors
 - Gardens and ample outbuildings
 - Off road parking
 - Countryside views



£2,950 Per Month / £680 Per Week

Sturminster Lettings
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THE PROPERTY

Available immediately for an initial 12 month tenancy. Pets considered at Landlords discretion. Rent includes partial garden maintenance.

The Manor House is an early Victorian property with many of the original features of this period including marble fireplaces, flagstone flooring and high ceilings.

This property would be ideally suited to a large or extended family with the ground floor having five reception rooms. On the first floor there are six bedrooms and a large attic room on the second floor.

The property is approached via its own driveway which leads to the rear of the property where there is ample off road parking. There are various outbuildings for storage and two garages/car ports that surround the rear courtyard.

To the front of the property is large formal lawned garden with mature shrubs and trees and an elevated terrace.

The rent is exclusive of all utility bills including council tax, mains electric, water and drainage. As stated on the Ofcom website, indoor mobile signal is limited, outdoor mobile signal is likely and superfast broadband is provided to the property. There is a very low risk of flooding as stated by the GOV.UK website. The property has oil central heating and can be let unfurnished or part furnished.

Rent - £2950 per month / £680 per week
Holding Deposit - £680
Security Deposit - £3403
EPC Band - F (Exemption granted)
Council Tax Band - G

SITUATION

The property is situated on the edge of the pretty rural town of Mere. The front aspect overlooks Castle Hill.

Mere is a small town set in the Wiltshire Downs. It benefits from a variety of shops, together with doctors surgery, dental practice, 3 pubs, library, post office, school and church.

There is excellent access to the A303 and Gillingham (4 miles), has a full range of shops and mainline station to London Waterloo. There is some fantastic walking and riding in the surrounding countryside and the nearby West Wilts Downs are in an AONB.

DIRECTIONS

From the centre of Mere, take Manor Road and the entrance to the driveway will be found after half a mile on your right hand side.

what3words: ///astounded.dare.dramatic



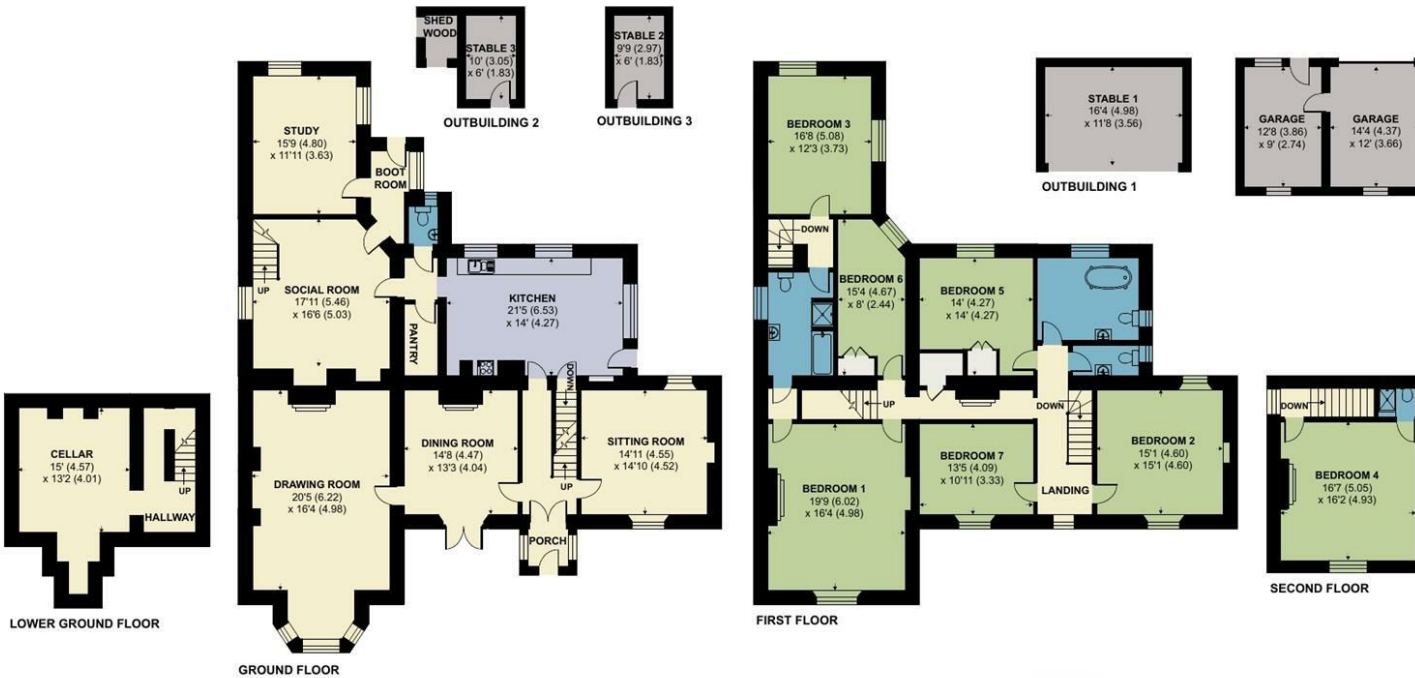
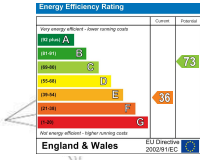
Manor Road, Mere, Warminster

Approximate Area = 4958 sq ft / 460.5 sq m (includes garage)

Outbuildings = 327 sq ft / 30.3 sq m

Total = 5285 sq ft / 490.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1183358



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