



Fennel Road, Mere

Guide Price £495,000

Fennel Road, Mere, Wiltshire, BA12 6RT

- Substantial House In Sought After Town On Wiltshire / Dorset Border
- Approx. 1500 Sq. Ft. Of Accommodation
- Four Bedrooms & Two Bathrooms
- Triple Aspect Sitting Room
- Main Bedroom With En Suite
- Westerly Facing Rear Garden
- Double Garage & Off Road Parking
- No Onward Chain
- EPC: C

LOCATION

The historic small town of Mere is located adjacent to the A303 and nestles beneath the South Wiltshire Downs. Mere's town centre provides an excellent range of services and facilities to cater for most everyday requirements including a Co-op convenience store, post office, electrical retailer, hairdressers, restaurants, public houses, primary school, church, butcher, pharmacy, Doctor's surgery and library.

The nearby town of Gillingham (3 miles) has a mainline railway station serving London Waterloo as well as several supermarkets including a Waitrose and an Asda.

DESCRIPTION

The handsome, welcoming and well-presented Aspen House has come to the market for the first time in over 20 years.

Offering over 1500 sq. ft. of flexible accommodation, the property presents an entrance hall, triple aspect sitting room, dining room, kitchen/breakfast room, downstairs WC, four bedrooms including a spacious main bedroom complete with en suite facilities as well as a further family bathroom.



OUTSIDE

Front: A gated driveway leads to the double garage complete with power and light.

Rear: Enjoying a Westerly aspect the rear garden is predominantly laid to a well-maintained lawn with a charming combination of established shrubbery providing colour and privacy.

A summer house and free-standing storage shed also feature.

Boatwrights
Estate Agents





STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdl/land-and-property.htm

LOCAL AUTHORITY

Wiltshire Council Tax Band E.

TENURE

Freehold.

SERVICES

All mains services are connected.

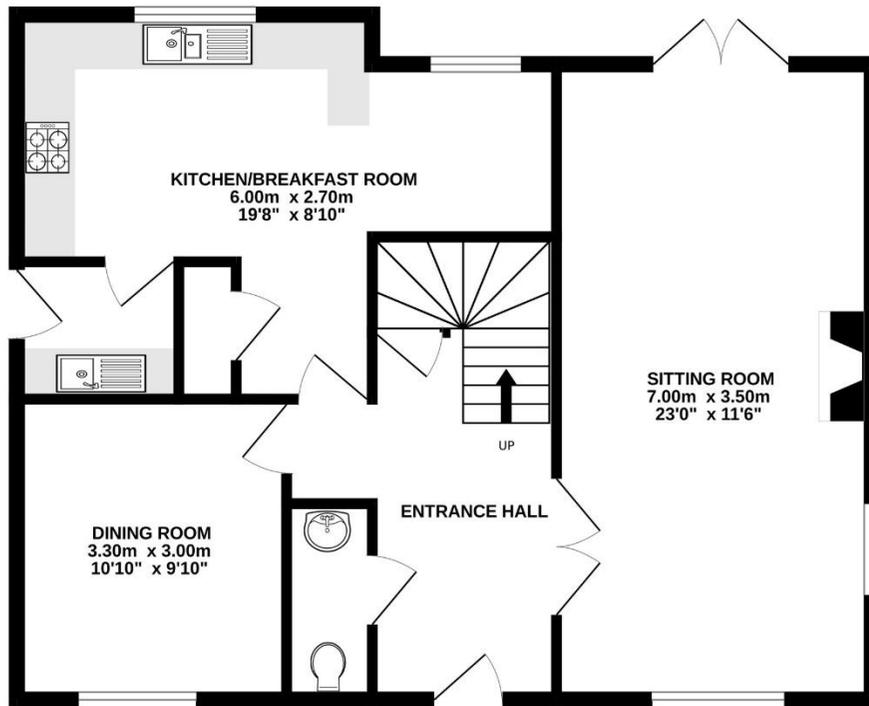
VIEWINGS

Viewings strictly by appointment with Boatwrights
01747 213 106

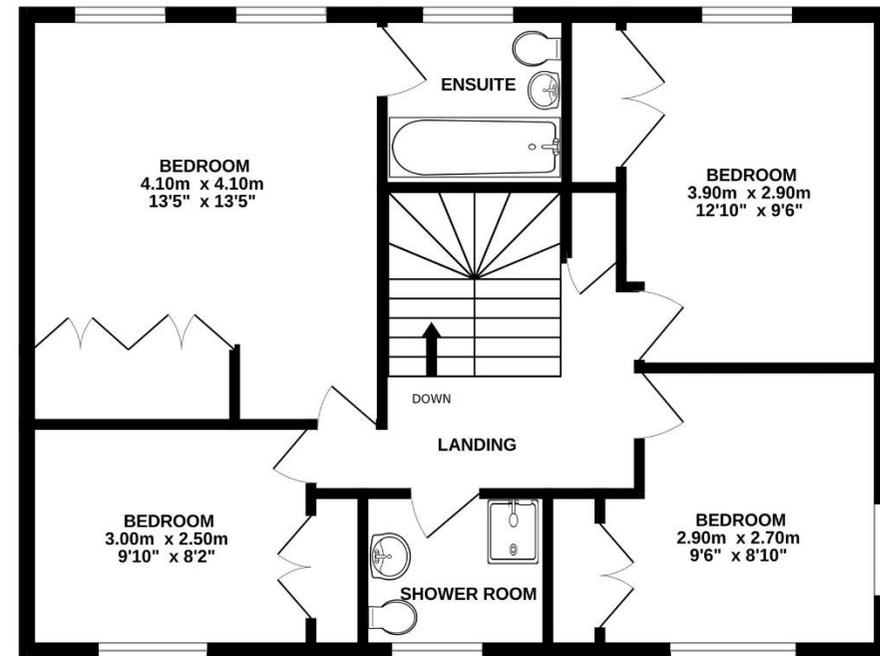
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GROUND FLOOR
68.2 sq.m. (734 sq.ft.) approx.



1ST FLOOR
66.6 sq.m. (717 sq.ft.) approx.



TOTAL FLOOR AREA : 134.8 sq.m. (1451 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

27 September 2023