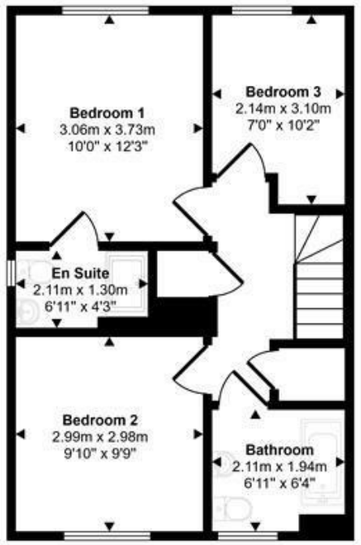
Approx Gross Internal Area
104 sq m / 1124 sq ft



Ground Floor
Approx 60 sq m / 650 sq ft

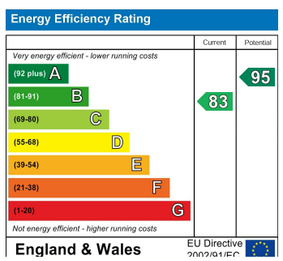


First Floor
Approx 44 sq m / 474 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Bristle Grove
Mere

Guide Price
£350,000

Situated in a wonderfully convenient spot, this detached modern stone cottage has all the charm of a traditional home with the ease and style of modern living. Built just six years ago in a mellow stone and kept in immaculate condition, it feels fresh, welcoming, and ready to move straight into.

Step inside to a bright and inviting hallway that leads to a sitting room, filled with natural light from the dual-aspect windows and a polished stone fireplace with a gas fire creationg a cosy yet elegant space to relax. At the heart of the home is the spacious kitchen and dining room – perfect for family life or entertaining – with sleek finished units, integrated appliances and double doors that open onto the garden, extending the living space outdoors.

Upstairs, the main bedroom is a quiet place to unwind with its own en-suite, while a further double and a generous single (ideal as a study, guest room, or creative space) provide flexibility for modern lifestyles. A stylish family bathroom completes the upper floor.

The sunny, enclosed garden offers plenty of room for outdoor dining, a morning coffee, or simply enjoying the peace and privacy. A larger-than-average garage and two parking spaces mean there's no compromise on practicality.

And best of all, you're just a few steps from a welcoming local pub that serves great food and only a short stroll from the town centre – giving you the best of community, convenience, and charm right on your doorstep.













The Property

Accommodation

Inside

Ground Floor

The front door opens into a welcoming entrance hall with stairs rising to the first floor and doors leading off to the sitting room, kitchen/dining room and to the cloakroom, which is fitted with a wall hung wash hand basin and a WC - for practicality, the floor is tiled. The entrance hall benefits from attractive wood effect flooring. The sitting room enjoys plenty of natural light from the double aspect and has a feature fireplace with a polished stone surround and coal effect gas fire, which gives warmth and character to the room.

Spanning the width of the house and located to the rear is a spacious combined kitchen and dining room, which is certainly the heart of the home. A window overlooks the garden and double doors open out to a paved seating area. The kitchen section is fitted with a range of contemporary units consisting of floor cupboards, pull out larder cupboard, separate drawer unit with cutlery tray and deep pan drawers and there is a good amount of eye level cupboards. You will find a generous amount of work surfaces with a tiled splash back and a stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. The dishwasher, washing machine and fridge/freezer are integrated and there is a built in eye level double oven plus a five burner gas hob with an extractor hood above. For appearance and practicality, the floor is tiled.

First Floor

Stairs rise and curve up to the galleried landing where there is access to the loft space, airing cupboard housing the hot water cylinder and to a storage cupboard. Doors lead off to the bathroom and bedrooms. You will find that the single bedroom is well proportioned and the other two bedrooms are both double sized with the main bedroom benefitting from an en-suite shower room. The bathroom is fitted with a modern suite consisting of a bath with wall mounted mixer tap and mains shower over, WC and wall hung wash hand basin. Both the bathroom and en-suite have tile effect vinyl flooring.

Outside

Garage and Parking

To the side of the house there is a block paved area with space to park one car plus a further space in front of the garage, which is located to the other side. The garage is larger than usual and has an up and over door, fitted with light and power, and houses the gas fired central heating boiler. There is rafter storage and a personal door to the rear garden.

Gardens

The property is approached from the front via a metal gate that opens to a path leading to the front door. This area is planted with shrubs and enclosed by metal railings. The rear garden has been attractively landscaped. You will find a good sized seating area laid in Indian Sandstone with a path that leads to a further seating area to the bottom of the garden. There is a lawn, edged by beds planted with flowers and shrubs plus a timber gate that opens to the side. There is also an outside water tap. The garden is fully enclosed by stone walls and timber fencing.

Useful Information

Energy Efficiency Rating B
Council Tax Band D
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold
Development Charge for the upkeep of communal areas - 2025 £243.56 payable to First Point, the management company

Location and Directions

Mere is a picture perfect village that lies at the south-western tip of Salisbury Plain close to the borders of Dorset and Somerset. Nestling beneath the South Wiltshire Downs, large parts of the surrounding countryside are "Areas of Outstanding Natural Beauty" - just three miles away is the National Trust property, Stourhead with its famous landscaped gardens. Mere is also full of history with lots of beautiful and fascinating buildings. Mere also benefits from having a good community spirit with many facilities such as, a museum, library, pharmacy, dentist, post office, and fire station. There are also a good selection of shops and village pubs. Salisbury is approximately 25 miles away., and there is a main line station in Gillingham, which is about a 10 minute drive plus a Waitrose and various other shop.
Postcode - BA12 6FN
What3words - ///decoded.front.flopping

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.