



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.



Southbrook Gardens Mere

Guide Price
£395,000

Spacious Detached Bungalow in a Peaceful Cul-de-Sac

Situated in a quiet cul-de-sac, this modern detached bungalow combines space, light, and flexibility in an unbeatable location. Just a short stroll from a popular local pub serving great food, with beautiful countryside walks right on your doorstep, it's the perfect blend of town and country living — only 10–15 minutes on foot from the town centre via the Eric Mitchell Way, which is a tarmac path.

Inside, you'll find bright, well-proportioned rooms that immediately feel welcoming. The large combined sitting and dining room is flooded with natural light from full-height windows on two sides, creating a lovely sense of openness. A cosy fireplace with a gas fire adds warmth and character — ideal for relaxing evenings at home. The kitchen offers plenty of cupboard space and room for appliances, as well as a handy utility cupboard, while the three double bedrooms (two with fitted wardrobes) provide comfort and versatility for family, guests, or a home office. The modern wet room is practical and offers scope to re-convert to a good sized bathroom.

Outside, gardens wrap around the bungalow, offering privacy and plenty of space to enjoy the sun or create your own outdoor haven. There's off-road parking, and the garage has been converted into a useful store and studio — perfect for hobbies, creative work, or as a home office with extra storage.

Offered with no onward chain, this is a home you can move into and enjoy straight away, with the exciting potential to add your own touch over time. Bright, flexible, and perfectly positioned — this bungalow is a great find in such a peaceful yet convenient setting.

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | 75 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk



The Property

Accommodation

Inside

The front door opens into a good sized, welcoming entrance hall with doors leading off to the combined sitting and dining room and to the cloakroom, which is generously sized and fitted with a WC, wall mounted wash hand basin, and a useful storage cupboard. The hall has ample room for coats, boots and shoes. The spacious dual aspect sitting/dining room benefits from plenty of natural light from the full height windows that overlook the front and side gardens. There is enough space for a large dining table and chairs as well as settees and armchairs. Providing a focal point and adding warmth and character to the room, you will find a stone fireplace with a gas fire.

From the sitting/dining room a door opens into the inner hall where there is access to the part boarded loft space with a drop down ladder and light, and the airing cupboard, which houses the hot water cylinder and central heating boiler. Doors lead off to the bedrooms, wet room and kitchen.

The kitchen has a window overlooking the side paved seating area plus a door that opens to the side. It is fitted with a very generous amount of units consisting of floor cupboards, separate drawer units with a plinth heater beneath plus eye level cupboards with counter lighting beneath. You will find a good amount of work surfaces with a tiled splash back and a one and a half bowl sink and drainer with a swan neck mixer tap. The eye level electric oven is built in with cupboards above and below, there is a gas hob with an extractor hood above, as well as space for a fridge/freezer and plumbing for a dishwasher. There is a utility cupboard with plumbing for a washing machine. The floor is laid in a practical and attractive wood effect vinyl.

There are two well proportioned double bedrooms, both with built in wardrobes and the main bedroom benefits from a double aspect with a window overlooking the rear garden and one looking out over the side garden. There is also a further smaller double bedroom that has been used as a study. In addition, there is a wet room with shower area with an electric shower, pedestal wash hand basin and a WC.

Outside

Parking

From the cul de sac, there is a tarmac drive with parking for one car with scope to create additional space. The garage has been converted into a storage area to the front with an up and over door and a studio to the rear. This room is accessed from the rear garden where the door opens into a good sized space offering flexible usage. It has been fitted with light, power, telephone and television points and a radiator. A great home office,

hobbies room or overspill bedroom.

Gardens

These lie to the front, rear and side and offer good privacy and a sunny aspect throughout the day. The front garden is laid to lawn and edged by borders planted with flowers and shrubs and enclosed by a picket fence that continues enclosing the side garden. Again, the side garden is mostly laid to lawn with beds that are stocked with mature shrubs and flowers. There is a paved path that lies to the side of the bungalow.

Immediately to the back of the property there is an ideal spot for vegetable growing or for a herb garden. On the other side of the bungalow there is a large paved seating area where there is an outside tap and door to the studio - lovely sheltered spot for alfresco dining or relaxing - there is also another lawned area with a greenhouse. To the side of the studio there is a room for bin storage and a gate to the front.

Useful Information

Energy Efficiency Rating D
Council Tax Band D
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold
No Onward Chain

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, highly rated doctor's surgery, 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, Aldi, Lidl, Asda and various other shops.

In addition to its wide range of amenities, Mere is home to the highest-rated GP surgery in Wiltshire. A recent patient survey, reported by "This is Wiltshire", revealed that Mere Surgery received the top ranking in the county, with 98.94% of patients rating their overall experience as positive.

Postcode - BA12 6BE
What3words - ///debt.alpha.triangle



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.