



Oak Lane

Mere, Warminster BA12 6FJ

Nestled in the charming area of Oak Lane, Mere, this delightful three double bedroom house presents an excellent opportunity for families and individuals alike. Early viewing highly recommended.

Asking price £415,000 Freehold



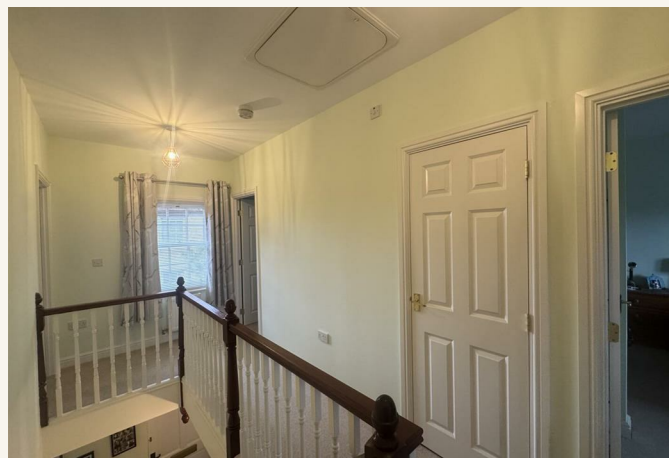
Property

The property boasts a spacious layout, a well equipped kitchen/diner provides ample room for entertaining and a cosy lounge is the perfect retreat of an evening. The additional sun room to the rear of the property gives access to the rear manageable garden which is laid to patio. Each of the three bedrooms is well-proportioned, offering a peaceful retreat for rest and relaxation.

One of the standout features of this home is the convenient garage, equipped with an electric roller door, ensuring secure parking with a gated drive.

The surrounding area of Mere is known for its picturesque landscapes and friendly community, making it an ideal location for those seeking a tranquil lifestyle while still being within reach of local amenities. Residents can enjoy the nearby parks, shops, and schools, all contributing to a vibrant community atmosphere.

This property is perfect for anyone looking to settle in a welcoming neighbourhood, with the added advantage of modern conveniences. Whether you are a first-time buyer or looking to relocate, this house on Oak Lane is a wonderful choice that combines comfort, practicality, and a sense of community. Early viewing is highly recommended.



Location

Mere is a charming and historic town located in southwest Wiltshire, offering a perfect blend of countryside serenity and practical convenience. Surrounded by the beautiful countryside, it provides a peaceful setting while remaining well-connected to nearby towns and cities.

Mere has a great sense of community and has many facilities that even larger towns and villages would envy, with its own Library, Museum, Doctors' Surgery, Dentist, Post Office, Chemist, Police and Fire Station, a range of public meeting places and a number of shops providing the essential basic everyday necessities.

Mere has a vibrant and successful primary school and a whole range of community groups and organisations ranging from a Railway Modellers Club, a Historical Society and a Linkscheme.

There is good access to the town's centre and amenities, alongside superb road and transport links, including the A303 in close proximity. The neighbouring town of Gillingham, just a short drive away, offers a mainline railway station with direct services to London Waterloo in approximately two hours.

With local primary and secondary schools, recreational facilities, and easy access to popular destinations like Stourhead, Longleat

Safari Park, and Shaftesbury, Mere is an ideal location for those seeking a relaxed, rural lifestyle without sacrificing connectivity.

Additional Information

Services: Mains water, gas, electricity, and drainage.

Local Authority: Wiltshire Council

Council Tax Band: D

Energy Performance Certificate (EPC):

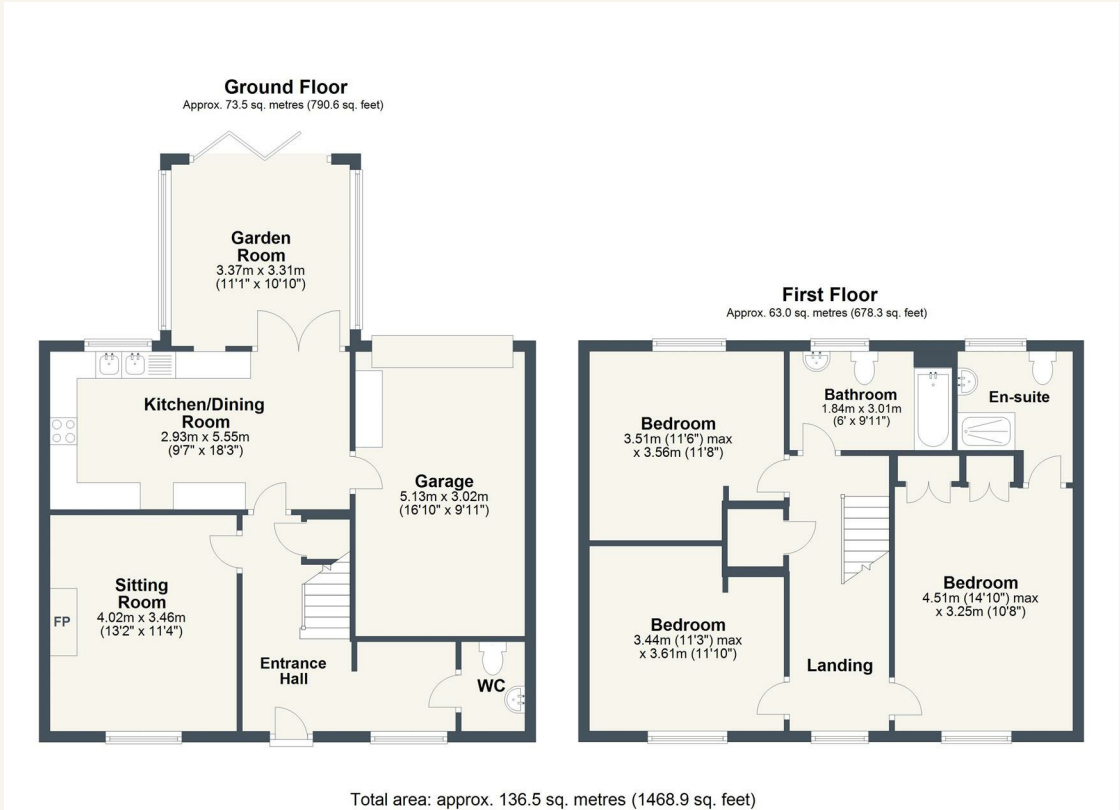
Rating – C

Ground Rent: Approx £20 PA payable for the maintenance of gravel parking area

Please Note: All services, systems, and appliances listed in these particulars have not been tested, and therefore we cannot guarantee they are in working order.



Local Authority
Council Tax Band **D**
EPC Rating **C**



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.