



Salisbury Street

Mere BA12 6HB

This beautifully presented semi-detached character cottage offers a delightful blend of modern living and traditional charm. Spanning approximately 925.696 square feet, the property boasts three double bedrooms, spacious sitting room, garden room and a kitchen/breakfast room making it an ideal choice for families or those seeking a comfortable holiday home. With its prime location in Mere, you will find yourself surrounded by the beauty of the countryside, yet conveniently close to local amenities.

£425,000 Freehold





DESCRIPTION

Nestled in the heart of Mere is this beautifully presented semi-detached character cottage which offers a delightful blend of modern living and traditional charm. Spanning approximately 925.696 square feet, the property boasts three double bedrooms, spacious sitting room, kitchen/breakfast room and a beautiful garden room making it an ideal choice for families or those seeking a comfortable holiday home. With its prime location in Mere, you will find yourself surrounded by the beauty of the countryside, yet conveniently close to local amenities.

The property was originally built as two separate cottages with the oldest part believed to date back to c.1800's. Having been thoughtfully renovated throughout, this wonderful home meets the needs of contemporary living whilst still retaining its unique character features that adds to its appeal.

The cottage is approached from the front as you enter a porch which has a door opening into an inner hallway. The hallway has stairs to the first floor including an under stairs cupboard and door to:- a deceptively spacious sitting room which is full of character, featuring exposed timber beams, an open brick fireplace housing an open fire complete with a traditional mantel, as well as windows to the front and rear aspect which allows plenty of natural light to flood through, wooden flooring runs throughout bringing that natural texture and timeless appeal. A door leads into a delightful kitchen/breakfast room fitted with a range of bespoke blue floor and wall units, butler sink, a Rayburn as well as space and plumbing for a washing machine. The kitchen benefits from a fitted pantry and there is ample space for a breakfast table and chairs and door to:- A well-proportioned garden room filled with natural sunlight, designed to feel light, airy, and seamlessly connected to the outdoors. A large skylight stretches overhead, flooding the space with soft daylight from above and creating an open, uplifting atmosphere throughout the day. Wide bi-folding doors span the rear wall, folding back effortlessly to blur the boundary between inside and out, while framing uninterrupted views of the beautifully maintained rear garden where manicured planting, vibrant greenery, and carefully maintained landscaping provide a picturesque backdrop.

The landing on the first floor has doors off to all three light and airy double bedrooms with the main bedroom benefitting from fitted wardrobes. To complete the layout upstairs is a modern family bathroom which comprises:- panelled bath with shower over, pedestal hand wash basin, low level WC and window to rear aspect.

One of the standout features of this property is the enclosed private south-facing rear garden, which provides ample space for outdoor enjoyment. Whether you wish to bask in the sun, host summer barbecues, or simply unwind in a tranquil setting, this garden is a true sanctuary.

In summary, this three bedroom cottage is a rare find, combining character, comfort, and a picturesque setting. It is an excellent opportunity for those looking to invest in a property that promises both charm and practicality. Do not miss the chance to make this lovely cottage your own.



OUTSIDE

An enclosed fenced South facing rear garden which is set over two levels. The lower level is laid to a patio with space for al-fresco-dining and has steps leading to a lawn area. The garden features a variety of well established flower beds and shrubbery.

LOCATION

What Three words:- ///failed.paraded.revoluting
 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, Oil Fired Central Heating, Electricity and Drainage. Local Authority: Wiltshire Council -Tax Band: B Energy Performance Certificate (EPC): Rating F- 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. All measurements are approximate. Prospective buyers or tenants must satisfy themselves as to the accuracy of the information. Some details and images may have been prepared or enhanced using AI.

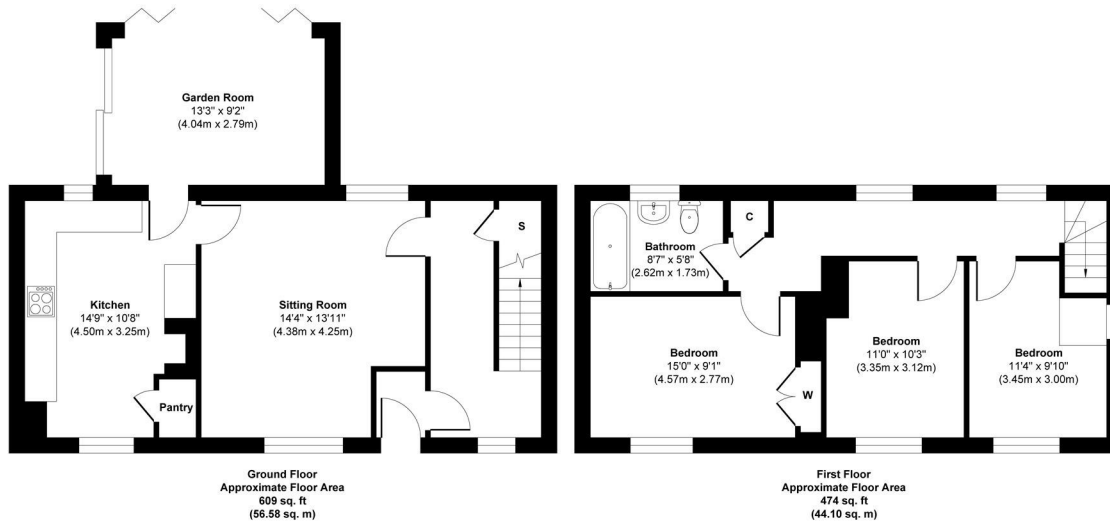
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		85
	31	
England & Wales		
EU Directive 2002/91/EC		

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



Local Authority **Wiltshire Council**
Council Tax Band **B**
EPC Rating **F**

Salisbury Street, Mere, BA12



Approx. Gross Internal Floor Area 1083 sq. ft / 100.68 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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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.

