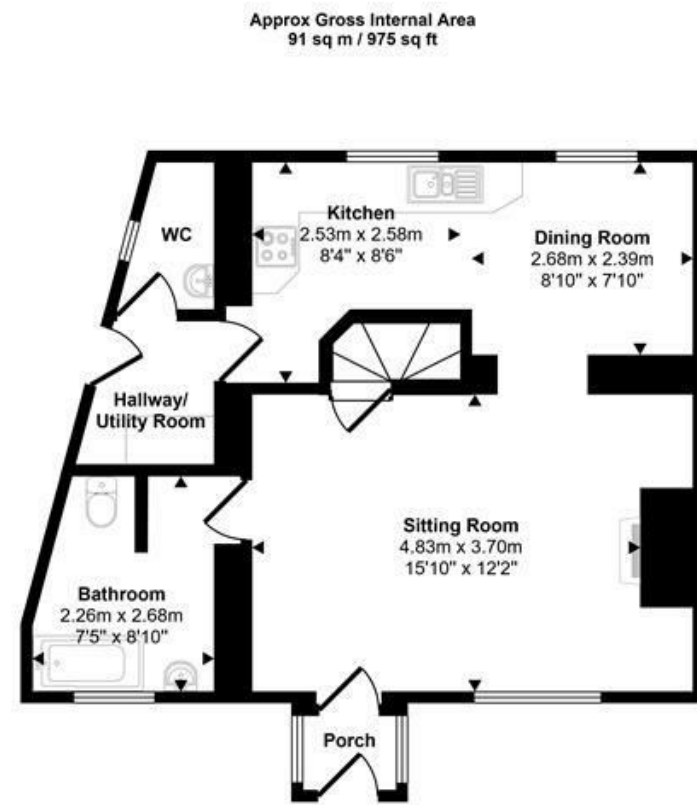
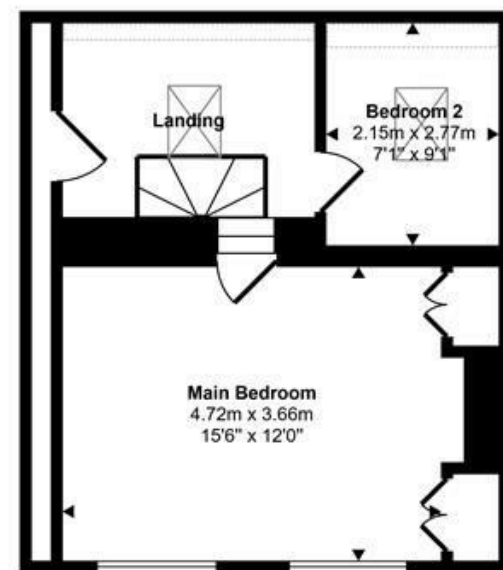




Ground Floor  
Approx 52 sq m / 555 sq ft



First Floor  
Approx 39 sq m / 420 sq ft

Denotes head height below 1.5m

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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| 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 |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |



## Shreen Water Cottages Mere

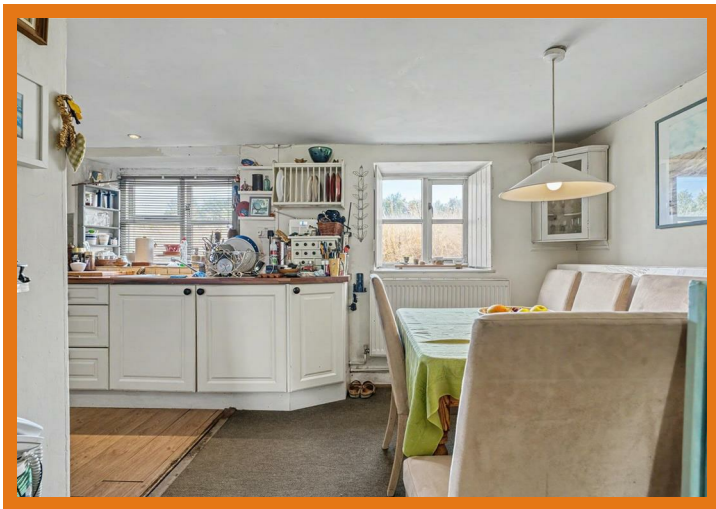
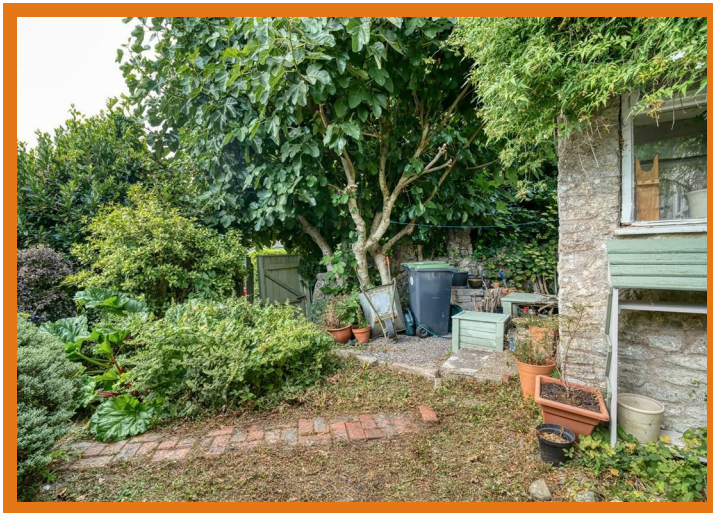
Offers In Excess Of  
£250,000

A charming two bedroom stone cottage, occupying a wonderfully tucked-away position at the end of a small row of cottages within Mere. The property has a lovely individual feel and combines characterful accommodation with an appealing sense of privacy and attractive views towards the surrounding countryside.

The sitting room is particularly generous and has a warm, comfortable feel, with a wood burning stove forming a natural focal point and a window overlooking the front garden. The kitchen/dining room is light and well proportioned, with views across the fields beyond, while the accommodation also includes a useful rear hallway/utility area, cloakroom, ground-floor bathroom and two bedrooms arranged over the first floor.

Outside, the cottage has its own front garden, approached via a path alongside the stream, with mature planting and a pleasant southerly aspect. To the side of the cottage is a communal garden area which overlooks the adjoining fields, adding to the sense of space and the rural feel. The setting feels peaceful and private, with plenty of scope for a new owner to enhance the outside space further.

The cottage offers a particularly appealing combination of character, privacy and convenience, with further potential for a new owner to enhance the property and outside space.



### The Property

#### Inside

The front door opens into an entrance porch which leads into the sitting room, with a wood burning stove, window overlooking the front garden and stairs rising to the first floor. An opening leads through to the kitchen/dining room, which is fitted with a range of units and work surfaces, an integrated oven and extractor, and space for a table and chairs. The room has windows overlooking the fields to the rear. Beyond the kitchen is the utility area, housing the boiler and providing space for a washing machine and tumble dryer, together with further storage. There is also a cloakroom with WC, currently arranged to provide additional working and storage space.

On the first floor, the landing has a conservation roof light and space for a small desk or study area. The principal bedroom has built-in storage, and two windows overlooking the front garden.

Bedroom two also benefits from a conservation sky light.

#### Outside

The cottage is approached via a footpath running beside the stream, which leads into its own front garden and on to the entrance door. The garden enjoys a southerly aspect and is established with mature planting. To the side of the cottage is an area of communal land maintained by the Parish Council, overlooking the adjoining fields, while the right of way running behind the cottages is also maintained by the Parish Council. Immediately behind the cottage is a small yard providing useful space for wood storage and other practical uses.

#### Parking

There is resident parking at the bottom of Steep Street' although this is on a first come basis. There is no vehicular access directly to the property. Public car parks are located nearby.

#### Important Information

Energy Efficiency Rating: D  
Council Tax Band: B  
Mains gas  
Mains drainage  
Vendor is seeking an onward property

#### Location and Directions

Mere is a sought after Wiltshire town set beneath the slopes of Castle Hill, offering an attractive setting and a strong sense of community. The town provides a range of everyday amenities including a supermarket, independent shops, cafés, a primary school and public houses, along with access to surrounding countryside ideal for walking and outdoor pursuits. Well positioned for transport links, Mere lies close to the A303, providing convenient access to London and the South West, with nearby towns such as Gillingham and Shaftesbury offering further facilities and mainline rail connections.

Postcode - BA12 6EB

What3Words - scatter.atoms.amazed

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.