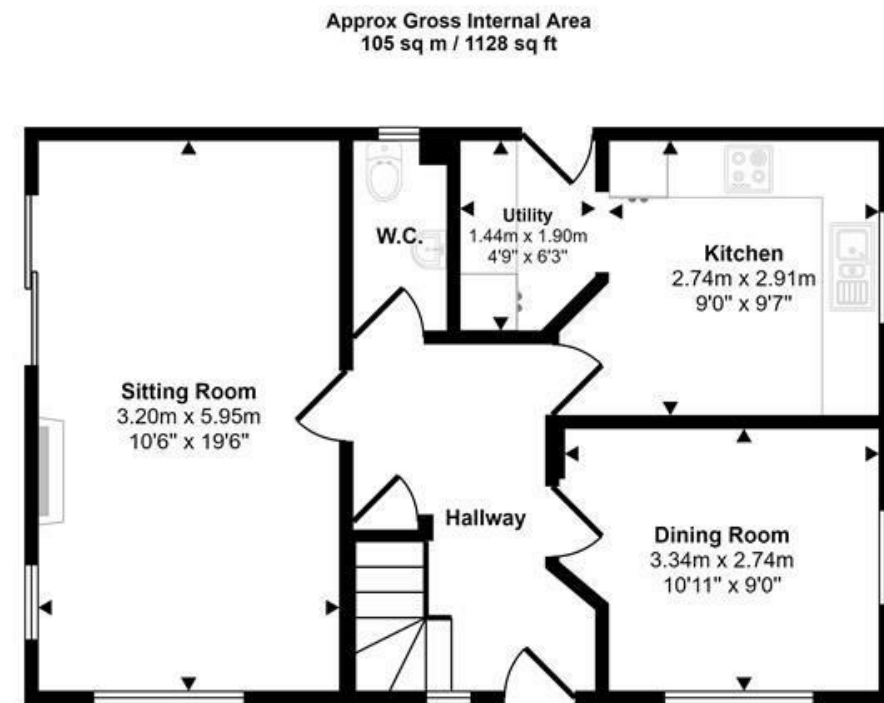
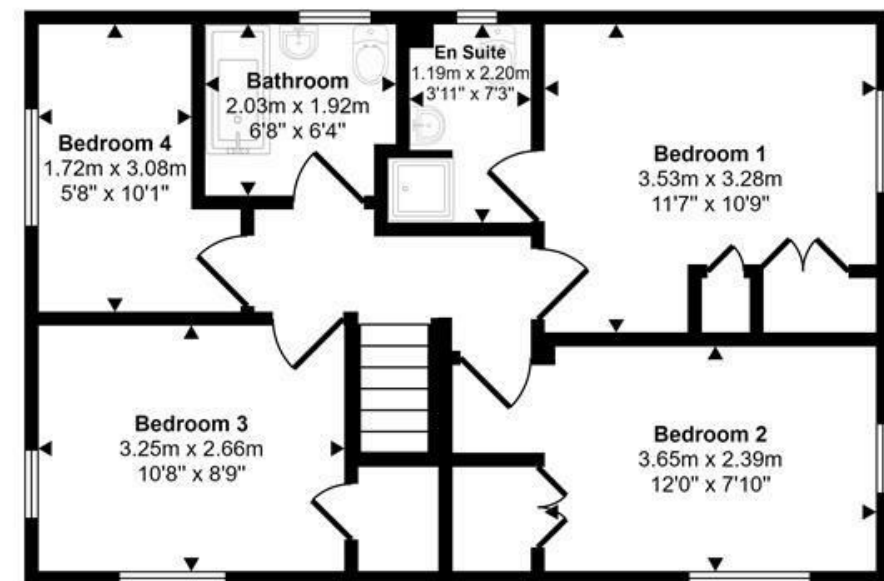




Ground Floor
Approx 52 sq m / 563 sq ft

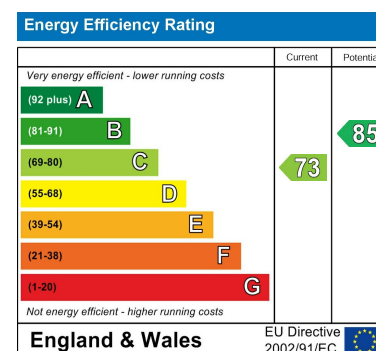


First Floor
Approx 53 sq m / 566 sq ft

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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Long Hill Mere

Offers In Excess Of
£400,000

A fabulous double fronted detached family home boasting plenty of kerb appeal with a stone facade, four generously sized bedroom, two reception rooms and nestled at the foot of the historic Castle Hill, one of Mere's many features. This desirable Wiltshire town boasts a thriving community and caters well for everyday need. There is a Co-op store, post office, greengrocers and chemist, as well as a dental and doctor surgery, electrical shop and primary school. In addition, there are various takeaway outlets and public houses that serve food. Not far away is the National Trust's Stourhead and further facilities may be found in Gillingham where there is a mainline train station to London and Exeter.

The property was built in 1999 and has been a much cherished and enjoyed family home of our sellers for the last seventeen years. The property has been exceedingly well maintained and is immaculately presented. It offers ample space for an existing or growing family or those who enjoy having extra room for guests and also provides flexibility for various needs, whether a home office is required or a hobby room.

Outside, there is an attractive garden, perfect for enjoying a morning coffee or hosting summer barbecues with the garage and parking conveniently located at the bottom of the garden - accessed via a timber gate. The property enjoys the best of both worlds - situated on a small peaceful development on the fringe of the town with plenty of walks on the doorstep yet within walking distance of the town centre and all its' amenities.

Don't miss the opportunity to make this delightful property your new home. With its desirable location, well-maintained interior, and charming features, this detached house is sure to capture your heart.



The Property

Accommodation

Inside

Ground Floor

Steps from the pavement, gently rise to the front door with storm canopy above and opens into a bright and welcoming entrance hall with tiled floor. Stairs rise to the first floor with storage cupboard under and doors lead off to the cloakroom, kitchen/breakfast room, dining room and the sitting room. This boasts a double outlook with window overlooking the front garden and double doors opening to the main garden. There is a lovely focal point with a log effect gas fire and limestone surround. The dining room has plenty of space for a dining table and chairs as well as other furniture and enjoys a double aspect. The kitchen/breakfast room is fitted with a range of solid oak, soft closing units consisting of floor cupboards with drawers and corner carousel, separate drawer unit and eye level cupboards. There is a good amount of granite work surfaces with matching upstand and inset one and half bowl stainless steel sink with swan neck mixer tap. There is an integrated fridge/freezer and dishwasher plus built in electric oven and gas hob with extractor hood above. The floor is tiled. In addition, also on the ground floor is a utility room fitted with cupboards and granite work surfaces, space and plumbing for a washing machine and tumble dryer and door to the side.

First Floor

There is the family bathroom, which is fitted with a bath with mixer tap and shower attachment plus full height tiling to the surrounding walls, pedestal wash hand basin and low level WC. The floor is laid to ceramic tile effect vinyl flooring. There is a generously sized single bedroom with outlook over the garden and view of Alfred's Tower in the distance. The other three bedrooms are all double sized with bedrooms two and three boasting a double aspect and both with pleasing views. The main bedroom has an outlook to the side and partial view of Castle Hill and also benefits from an en-suite shower room.

Outside

Garage and Parking

These are located to the side of the property - there is space to park one car on the drive in front of the garage. The garage has an up and over door and is fitted with light and power. A timber gate opens from the drive to the main garden.

Gardens

The front garden has a central path with gentle steps rising the front door and is flanked on either side by

lawn. There are numerous shrubs. The main garden lies to the side of the house and has a good sized paved seating area with the remainder being laid to lawn with shallow steps leading down to the gate. Again, the garden has been planted with trees, shrubs and flowers. It is fully enclosed and enjoys a sunny aspect.

Useful Information

Energy Efficiency Rating C

Council Tax Band E

uPVC Double Glazing

Gas Fired Central Heating from a Condensing Boiler

Mains Drainage

Freehold

Directions

From Gillingham

Follow the road down the High Street until you reach the junction. Turn right and as you approach the 'co-operative roundabout', take the first exit heading towards Mere. At the next roundabout proceed straight over and go through the village of Milton on Stour continuing towards Mere. At the end of the road turn right heading into Mere. Turn left into Bramley Hill and bear left, then right into Homefield. Bear to the left into Long Hill and continue through the narrow part of the road where the property will be found on the right hand corner of Prospect Place. Postcode BA12 6LR

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.