



Manor Road

Mere, Warminster BA12 6HZ

****NO ONWARD CHAIN**** Located on Manor Road in the charming town of Mere is this delightful detached family home offering a perfect blend of modern living and comfort. Built in 2013 by the esteemed firm Phillipson-Masters, this property boasts an impressive 1,055 square feet of well-designed space, making it an ideal choice for families seeking a welcoming environment. Benefits include under floor heating, UPVC double glazing, integral garage, ample off road parking, front and rear gardens. EPC Band:- C

£425,000 Freehold





The Property

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On entering this beautiful home, you are greeted by a hallway with stairs to the first floor and doors to:- a well proportioned sitting room with good ceiling heights, double glazed windows enjoying outlook to the front, engineered oak floor, under floor heating and staircase, double glazed French doors that provide access onto the rear garden; The heart of the home is the well equipped, stylish kitchen/breakfast room, which is perfect for family meals and entertaining guests. Fitted with an extensive range of contemporary floor and wall units with contrasting roll edge work tops and counters including a built in oven, inset 4 ring gas hob with extractor fan above, integrated appliances including fridge/freezer and dish washer, under floor heating, UPVC door to side access and rear garden; to complete layout on this floor is a downstairs cloakroom fitted with a white suite comprising low level WC, wash hand basin and extractor fan. The landing on the first floor leads to all three generously sized bedrooms and family bathroom. The double aspect principle bedroom is a nicely proportioned room, bright and airy with door to:- en-suite shower room fitted with shower cubicle with glazed screen and chrome fittings, low level WC, wash hand basin and heated towel rail/radiator; the other two bedrooms are both generously sized with good ceiling heights, panel radiators and UPVC double glazed windows which are both served by the family bathroom ~ fitted with a moulded acrylic panelled bath, low level WC, wash hand basin, chrome ladder towel rail, halogen spotlights, extractor fan and vent.

In summary, this attractive detached house on Manor Road is a wonderful opportunity for those looking to settle in a friendly community while enjoying modern comforts. The location is particularly advantageous, as it is within easy walking distance of Mere's high street, where you will find essential amenities, including doctors, shops, and local eateries. With its high-quality finish and thoughtful design, it is sure to appeal to discerning buyers seeking a family home in a desirable location.



Outside

To the front and rear of the property are delightful, attractive well maintained gardens. The front is hard landscaped and provides a generous area of driveway which provides ample off road parking, edged with brick and shaped areas of lawn, wooden picket post fencing and well established hedging. There is an integral garage (which houses the boiler and washing machine) with metal up and over door, light and power. There is also a side door along with an outside tap.

The rear garden is private enclosed with well established clipped hedging and is predominantly laid to lawn making it easy maintenance. A paved area provides a terrace and patio ideal for al-fresco dining and outdoor seating. There is also a productive apple tree and a pathway that leads alongside the property which connects the front and rear gardens.

Location

What Three Words:- ///driftwood.parent.include

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

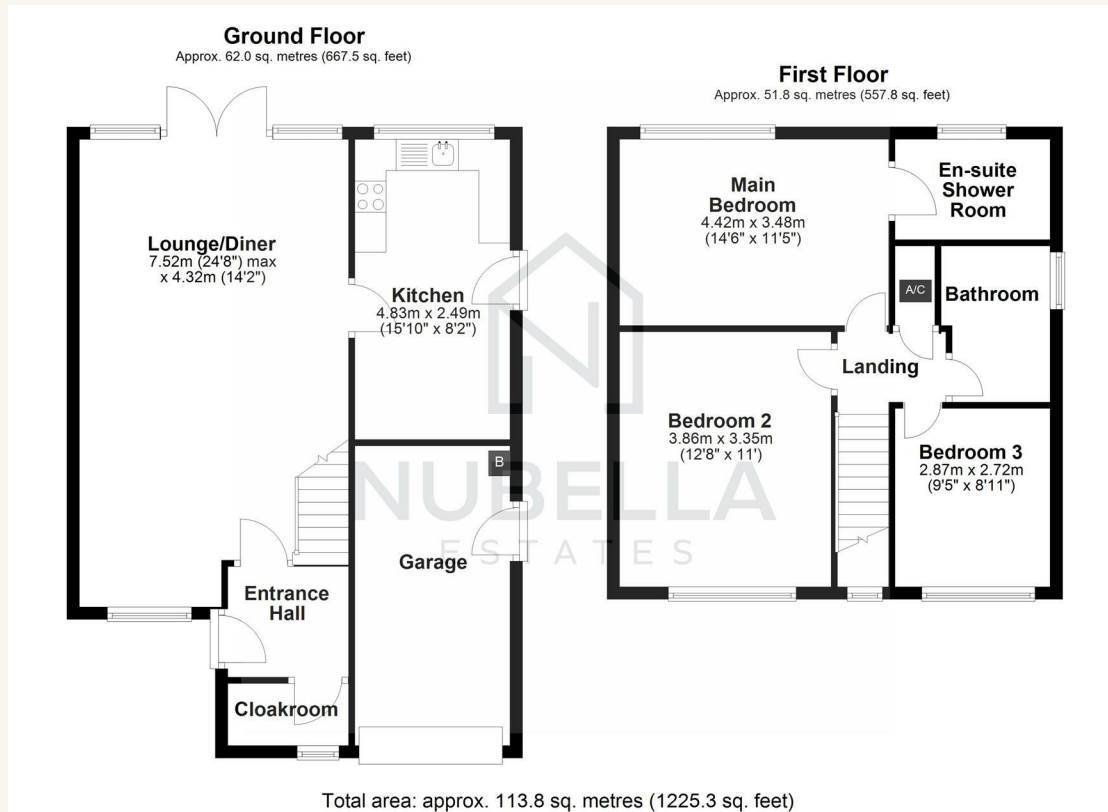
Council Tax Band: D

Energy Performance Certificate (EPC): Rating – C

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 **Wiltshire council**
Council Tax Band **D**
EPC Rating **C**



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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.