





Birchwood Cottage, Ivy Mead, Mere, Warminster, Wiltshire, BA12 6EN

What 3 Words: ///solution.envelope.boast



## Key Features

- No Forward Chain
- Four Bedroom Detached Home
- Recently Extended Living Space
- Generous Plot of over 1/2 an Acre
- Ample Off Road Parking
- Ground Floor Bedroom with En-Suite

**Tenure: Freehold | EPC Rating: C | Council Tax Band: D |**

**Services: Mains services are connected. The property is fitted with an air source heat pump, and solar panels with a battery.**

## Location

The historic small town of Mere is located adjacent to the A303 and nestles beneath the South Wiltshire Downs. Mere's town centre provides an excellent range of services and facilities to cater for most everyday requirements including a Co-op convenience store, post office, electrical retailer, hairdressers, restaurants, public houses, primary school, church, butcher, pharmacy, Doctor's surgery and library. The nearby town of Gillingham (3 miles) has a mainline railway station serving London Waterloo as well as several supermarkets including a Waitrose and an Asda.

## Inside the Home

The property is entered into the spacious hallway, giving access to the triple aspect sitting room with a focal fireplace housing a woodburner, a large dining room with a roof lantern providing plenty of natural light, and a modern kitchen/breakfast room, which was refitted recently. On the ground floor is also a generous double bedroom with an en-suite shower, an utility room with space for white goods, and a cloakroom. On the first floor, there are two double bedrooms, a family bathroom, as well as the main bedroom. The main bedroom is a large double bedroom which benefits from an en-suite shower room, fitted wardrobes and a balcony which enjoys the outlook over the beautiful rear garden. There are also two eaves rooms accessed from the main bedroom which offer potential for a walk-in wardrobe or study space.

## Outside Space

To the front of the property is a gated driveway which offers ample off-road parking, and side gates leading to the rear garden. The rear garden offers a patio area adjacent to the house, with a large lawn with a mix of flower beds, trees and shrubbery. There is a large wildlife pond, an area for vegetable plots and a range of outbuildings.

## Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

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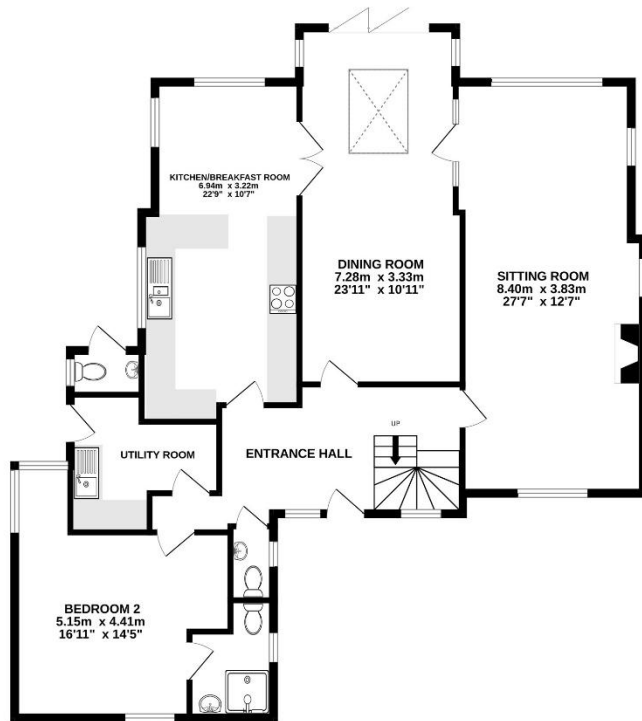
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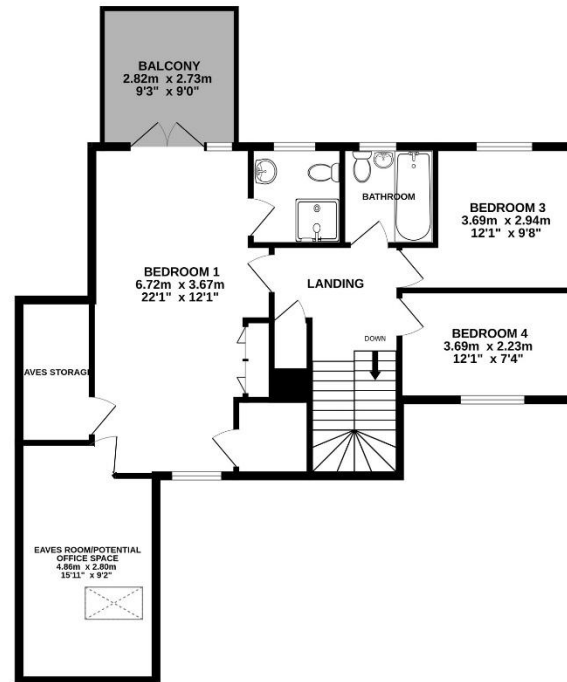
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**GROUND FLOOR**  
118.2 sq.m. (1272 sq.ft.) approx.



**1ST FLOOR**  
77.9 sq.m. (839 sq.ft.) approx.



**TOTAL FLOOR AREA : 196.1 sq.m. (2111 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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08 May 2026