





Nursery Gardens, Mere, Warminster, Wiltshire, BA12 6PP

What 3 Words: ///candidate.posting.hiker



Key Features

- Detached Three Bedroom Home
- Quiet Cul-De-Sac
- Principal Bedroom With Ensuite
- Extended Via A Conservatory With Tiled Roof
- Move-In Ready Condition
- Driveway Parking & Garage

Tenure: Freehold | EPC Rating: D | Council Tax Band: E |

Services: All mains services are connected. Ultrafast broadband is available.

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

A very-well presented, spacious and modern three-bedroom detached home situated within a quiet cul-de-sac of Mere. The property further benefits from driveway parking with a garage.

Built at the turn of the century, the home offers generous levels of accommodation traditionally split over two storeys. The ground floor is entered via a useful hallway with access to a recently updated cloakroom before leading through to the formal dining room which in turn, seamlessly flows to the kitchen. An array of floor and wall mounted storage cupboards compliment the built-in appliances and Belfast sink whilst a useful utility room provides space for laundry facilities. The sitting room is a dual aspect space providing plenty of natural light with the addition of a tiled roof conservatory giving further flexibility and living space. Upstairs the home provides three very well-proportioned bedrooms, two of which feature built in wardrobes. The principal bedroom also benefits from an ensuite shower room which again has been recently upgraded, as has the family shower room.

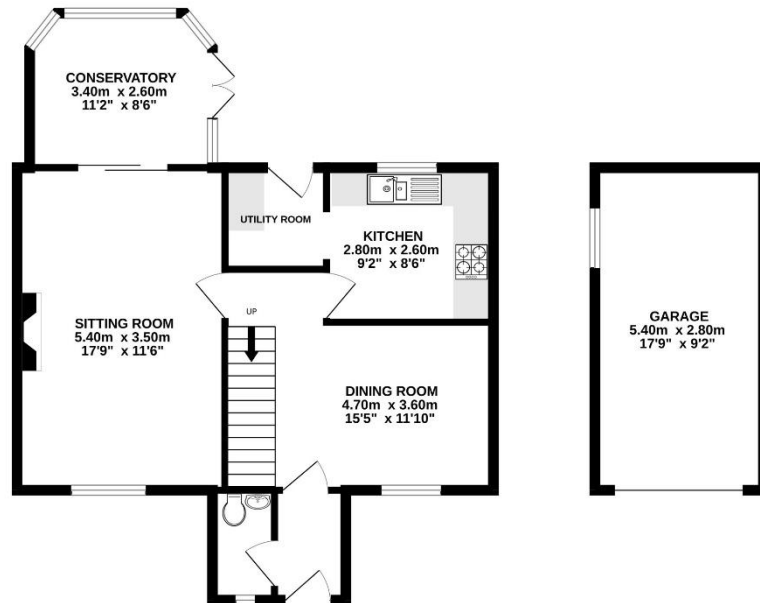
Outside Space

Front: A hardstanding driveway is positioned to the front of the single garage, complete with electric up and over door whilst a second parking space is available directly in front of the home. A further hardscaped garden is also positioned to the front of the property.

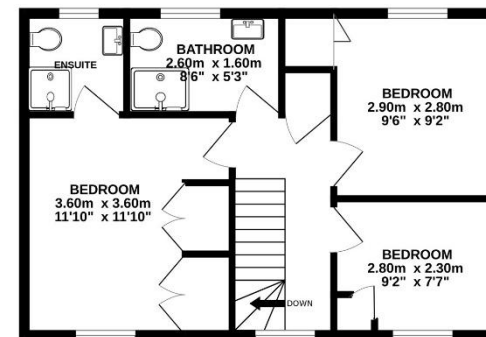
Rear: Predominantly low-maintenance, the rear garden enjoys a westerly facing aspect ideal for afternoon sun. The space combines established flower beds, a patio, storage shed and level flat lawn, all enclosed via wooden panel fencing.

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GROUND FLOOR
70.3 sq.m. (757 sq.ft.) approx.



1ST FLOOR
43.5 sq.m. (468 sq.ft.) approx.



TOTAL FLOOR AREA : 113.8 sq.m. (1225 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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