



Brockhurst Mews, Mere

Asking Price: £435,000



Brockhurst Mews, White Road, Mere, Wiltshire BA12 6EX

- Delightfully Positioned In A Private Location
- Impressive & Modern Open Plan Kitchen / Dining / Sitting Room
- Separate Utility Room & Ground Floor Cloakroom
- Three Bedrooms (Two Doubles & A Single)
- Beautiful 4-Piece Family Bathroom Suite
- Driveway Parking For Multiple Vehicles
- Garden Studio, Office & Store
- Attractive Rear Garden
- EPC: C

### 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.

### THE PROPERTY

A charming and beautifully presented detached home delightfully positioned in a private location within the picturesque town of Mere.

Focused around open plan living, the accommodation is well-proportioned throughout with the ground floor comprising a light and bright sitting area complete with log burner, a dual aspect dining area and fully equipped Shaker Style kitchen.

A useful cloakroom and utility complete are also located on the ground floor whilst upstairs boasts three spacious bedrooms and a fully tiled bathroom to include a separate bath and walk-in shower.



Boatwrights  
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## OUTSIDE

**Front:** A hardstanding driveway provides plentiful off-road parking whilst the recent addition of a garden studio and store, complete with power and lighting, gives an array of possible uses.

**Rear:** The well-tended rear garden is predominantly laid to lawn edged by established hedgerow adding a degree of colour and privacy. A tiled patio has created an ideal outdoor seating and dining area.

## TENURE

Freehold.

## SERVICES

All mains are connected.

## LOCAL AUTHORITY

Wiltshire Council, Band D.

## VIEWINGS

Strictly by appointment, only with Boatwrights.

01747 213106

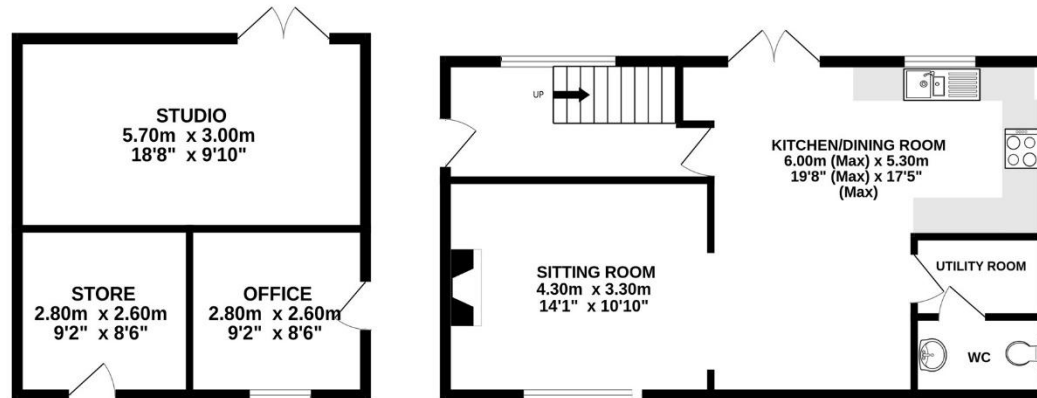
[sales@boatwrights.co.uk](mailto:sales@boatwrights.co.uk)

[www.boatwrights.co.uk](http://www.boatwrights.co.uk)

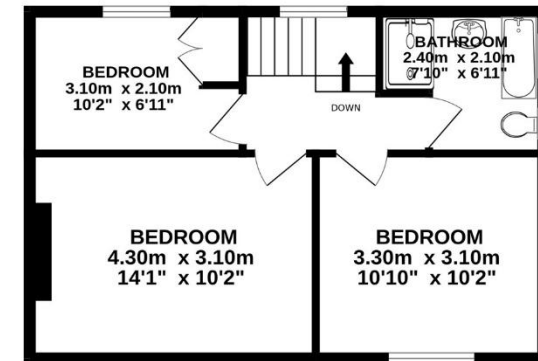




**GROUND FLOOR**  
67.4 sq.m. (725 sq.ft.) approx.



**1ST FLOOR**  
39.9 sq.m. (429 sq.ft.) approx.



**TOTAL FLOOR AREA : 107.3 sq.m. (1155 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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