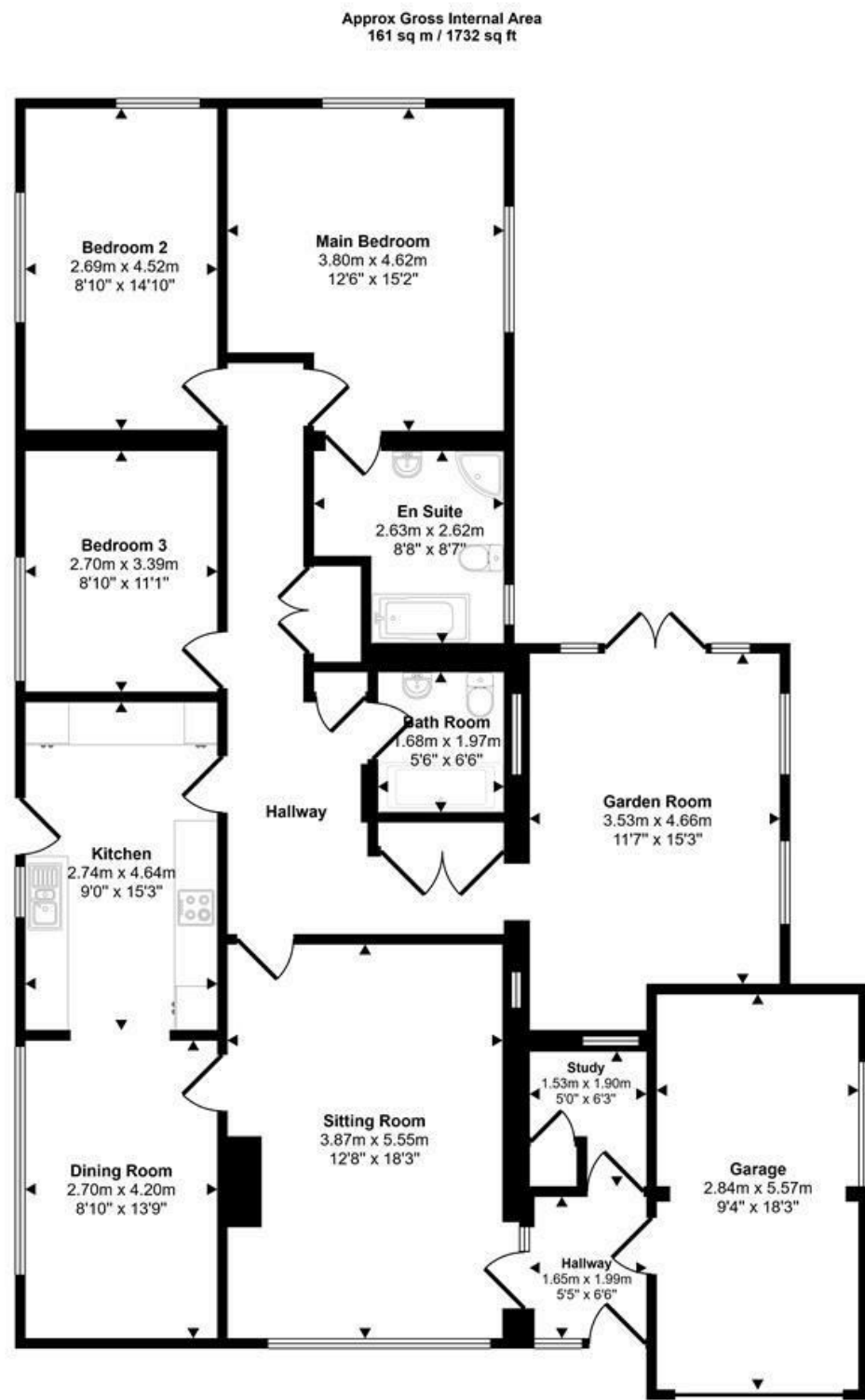




Floorplan

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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selling and letting properties



Southbrook Gardens Warminster

Guide Price
£495,000

A beautifully presented three bedroom detached bungalow, situated in a quiet cul de sac within walking distance of the town centre and opening onto pleasant green areas.

Having been a much loved family home for twenty three years, the property has been extended and improved considerably throughout. The original bungalow is of steel frame construction. Two bedrooms were added ten to fifteen years ago using traditional build methods, and a garden room was added five years ago, of traditional construction and complete with a new roof, featuring a skylight and double doors leading out to the garden. Also within the property is a kitchen with an archway leading through to the dining room, a generous sitting room with a gas living flame fireplace, a useful study and a family bathroom. The main bedroom benefits from a generous en-suite, with two further double bedrooms served by the family bathroom.

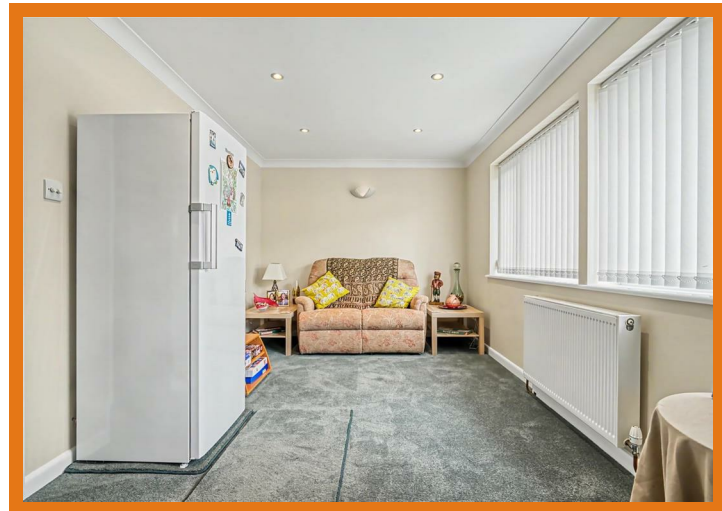
Outside, the wrap around garden is completely private and backs onto open land belonging to the Duchy Estate, enjoying full sun throughout the day. There is a twin driveway providing parking for approximately five vehicles, together with a garage.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	78
EU Directive 2002/91/EC		

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The Property

Inside

The front door opens into the hallway, with doors leading to the sitting room, study and access into the garage. A side entrance provides direct access into the kitchen, fitted with a range of wooden floor and eye-level cupboards, laminate worksurfaces and space for white goods, and an archway leading through to the dining room. The sitting room is a generous size, featuring a gas living flame fireplace and a window overlooking the front of the property. The garden room is a particularly bright and enjoyable space, boasting a skylight and double doors opening directly out to the rear garden. There is also a useful study.

The main bedroom is a generous double with a well appointed en-suite featuring a spa bath, while bedrooms two and three are also well proportioned doubles, both served by the family bathroom.

Outside

Garden
The wrap-around garden enjoys full sun throughout the day and is completely private, backing onto open land belonging to the Duchy Estate, with no overlooking neighbours from any direction. Mainly laid to lawn with a generous patio area, mature shrubs and well-stocked borders, there are also a number of private seating areas to enjoy. The garden further benefits from a large greenhouse and a dedicated vegetable patch, along with a garden shed.

Parking
A twin driveway provides parking for approximately five vehicles, leading to the garage.

Useful Information

Energy Efficiency Rating C
Council Tax Band D
Upvc Double Glazing
Mains Drainage
Gas Fired Central Heating
Freehold

Vendors Suited
Agents Note: This is a steel framed property

Location and Directions

Mere is a sought after Wiltshire town set beneath the slopes of Castle Hill, offering an attractive setting and a strong sense of community. The town provides a range of everyday amenities including a supermarket, independent shops, cafés, a primary school and public houses, along with access to surrounding countryside ideal for walking and outdoor pursuits. Well positioned for transport links, Mere lies close to the A303, providing convenient access to London and the South West, with nearby towns such as Gillingham and Shaftesbury offering further facilities and mainline rail connections.

Postcode BA12 6BE

What3words
///whistling.factor.skewed

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