CHAFFERS
ESTATE AGENTS









Abiscombe Rook Street,

Mere, BA12 6FD

A beautiful detached four-bedroom bungalow located in an enviable location in a no through lane, enjoying stunning countryside views. Boasting an attractive frontage, spacious gravel driveway, detached double garage and beautifully maintained gardens, this charming property offers a fantastic opportunity to enjoy a peaceful rural lifestyle set in grounds of approximately 1.4 acres.

Asking Price £770,000 Freehold

Council Tax Band: F

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DESCRIPTION

Upon entering the property, you are welcomed by a bright and spacious entrance hall, featuring attractive wood-effect flooring, neutral décor and recessed ceiling spotlights. Also accessed from the hallway is a contemporary cloakroom, finished with striking period décor, white subway-style tiling, a modern vanity wash hand basin and low-level WC. To the rear is a spacious living room, featuring attractive wood-effect flooring and a charming fireplace with inset wood burner. A large picture window enjoys lovely open countryside views. The living room flows through to an impressive kitchen/dining area, offering ample space for family dining. A skylight enhances the natural light, while bi-fold doors provide direct access to the rear garden. The well-appointed kitchen is fitted with an extensive range of wall and base units, contrasting dark work surfaces and stylish splashback tiling. A large central island incorporates additional storage and breakfast bar seating, with integrated double oven and further space for appliances. An adjoining snug and useful pantry/larder provide additional versatility. The main double bedroom is beautifully presented, featuring fitted wardrobes and a charming fireplace with inset wood burner. This is complemented by a modern ensuite shower room fitted with a spacious walk-in shower, vanity wash hand basin and WC. A useful study provides an ideal space for home working or hobbies, with fitted workbench, double store cupboard and direct access to the garden. The family bathroom comprises a panelled bath with rain head shower over, wash hand basin and WC, finished with attractive white contemporary wood-effect flooring. Bedroom two/ guest suite with fitted wardrobes, access to the garden and ensuite shower room. Bedrooms three and four are both south-facing and enjoy pleasant views over the gardens. Bedroom three benefits from fitted wardrobes and ample space for additional furnishings, while bedroom four features a striking blue accent wall and built-in double wardrobes.

Externally, the property benefits from a spacious gravel driveway providing ample off-road parking, an electric vehicle charging point and a detached double garage with ample parking for several vehicles. The rear garden is a wonderful feature of the property, offering a generous lawn, gravelled patio ideal for outdoor dining and entertaining, and a charming pond with stone-paved surround. There are also two greenhouses, three raised vegetable beds and two paddocks, providing excellent versatility for gardening and outdoor pursuits. A charming shepherd's hut is also situated within the grounds and is available by separate negotiation.

Extending to approximately 1.4 acres, the grounds enjoy far-reaching countryside views, trees and established greenery, offering a fantastic opportunity to embrace a peaceful rural lifestyle with space, privacy and enormous potential.

LOCATION

Mere is a historic small Wiltshire market town nestling beneath the South Wiltshire downs and Castle Hill which offers a good range of everyday facilities including health centre and dentist, supermarket, Flower / Vegetable shop, Post Office, public houses, butchers, Primary School, churches, cafes, electrical shop, golf driving range, fishing lakes and regular local bus services, There are excellent walks in and around the town and also on the Wiltshire downs. The town has easy access to the A303 and main line station at Gillingham (Exeter - Waterloo) approximately 4 miles, the ancient Saxon hilltop town of Shaftesbury is approximately 8 miles and the cathedral city of Salisbury about 24 miles.

ADDITIONAL INFORMATION

Services: Mains Water,Gas, Electricity & Drainage. Solar panels are owned.
Council Authority: Wiltshire Council
Council Tax Band: F
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.
Energy Performance Certificate :- TBC ~ View at www.chaffersestateagents.co.uk



Directions









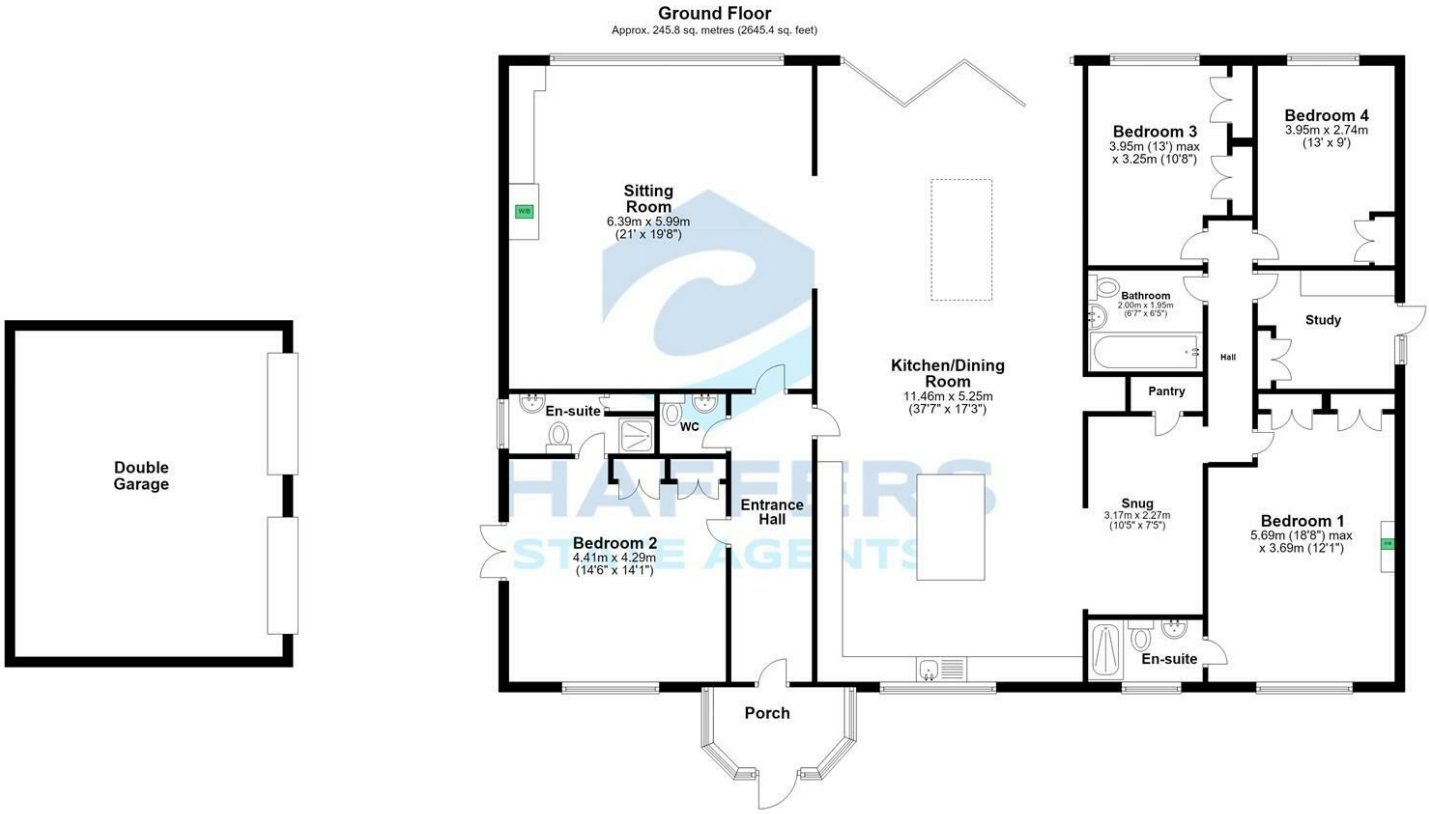



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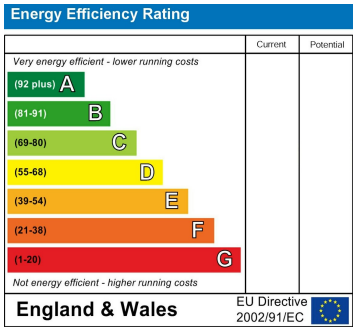


Floor Plan



Total area: approx. 245.8 sq. metres (2645.4 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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