



HAMBLEDON
ESTATE AGENTS

FERNLENE
MERE
BA12 6DQ



GUIDE PRICE £575,000

Fernlene, The Lynch, Mere, Wiltshire, BA12 6DQ.

A stunning individually designed detached house situated in an elevated position in the highly sought after area of The Lynch. This impressive property was built in 1992 with the imaginative design of a local architect creating a wonderful home with many unique features.

The entrance vestibule opens to a spacious dining hall with a door opening to a paved terrace ideal for al fresco dining and entertaining. The light and airy sitting room is formed with interesting lines featuring a half octagonal wall and large bay, whilst also enjoying a traditional fireplace with wood burning stove creating a cosy focal point. Double doors open to a small conservatory providing the perfect place to relax and read the morning papers. The open plan kitchen/breakfast room is the ideal space to bring the family together with its ease of use between two areas. A door opens to the utility room which gives access to a large garage/workshop. A shower room completes the accommodation on the ground floor.

From the dining room stairs rise to a large galleried landing which also acts as a useful study area. An impressive master bedroom mirrors the sitting room with a half octagonal wall, internal balcony with far reaching views and entrance lobby that gives access to a dressing room and en-suite bathroom. There are two further bedrooms and family bathroom on this floor.

Outside: A long driveway leads to a parking/turning area with a large double garage and car port. The attached double garage also provides the opportunity to create additional living accommodation (subject to building regulations). Although the gardens are not huge they are of a reasonable size having been lovingly landscaped over the years with dwarf box hedging, large paved terrace enjoying far reaching views and raised flower beds and borders. The property is offered for sale with no forward chain.

LOCATION: Mere is an attractive small Wiltshire town nestling under chalk downs. It has a surprisingly good range of facilities including a Co-op supermarket, shops, post office, doctors' and dental surgery, primary school, inns and churches of various denominations. The centre of Mere is designated a Conservation Area in which a strict planning policy operates to preserve its special character. The town contains many handsome stone buildings. The surrounding country is most attractive with access to both rolling downland and pasture. Larger towns in the area include Gillingham with an excellent secondary school enjoying a good reputation, Shaftesbury, Wincanton and Warminster. There is a main railway station at Gillingham with services to London (Waterloo 2 hours) and Exeter whilst the A303, which links with the M3, provides east-west road travel.

SERVICES: Mains water, electricity, gas central heating and telephone all subject to the usual utility regulations.

COUNCIL TAX BAND: G

TENURE: Freehold

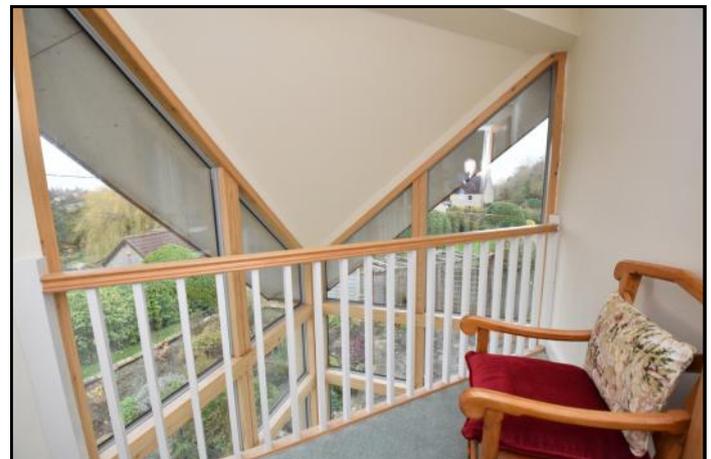
VIEWING: Strictly by appointment through the agents.

FLOOR PLAN

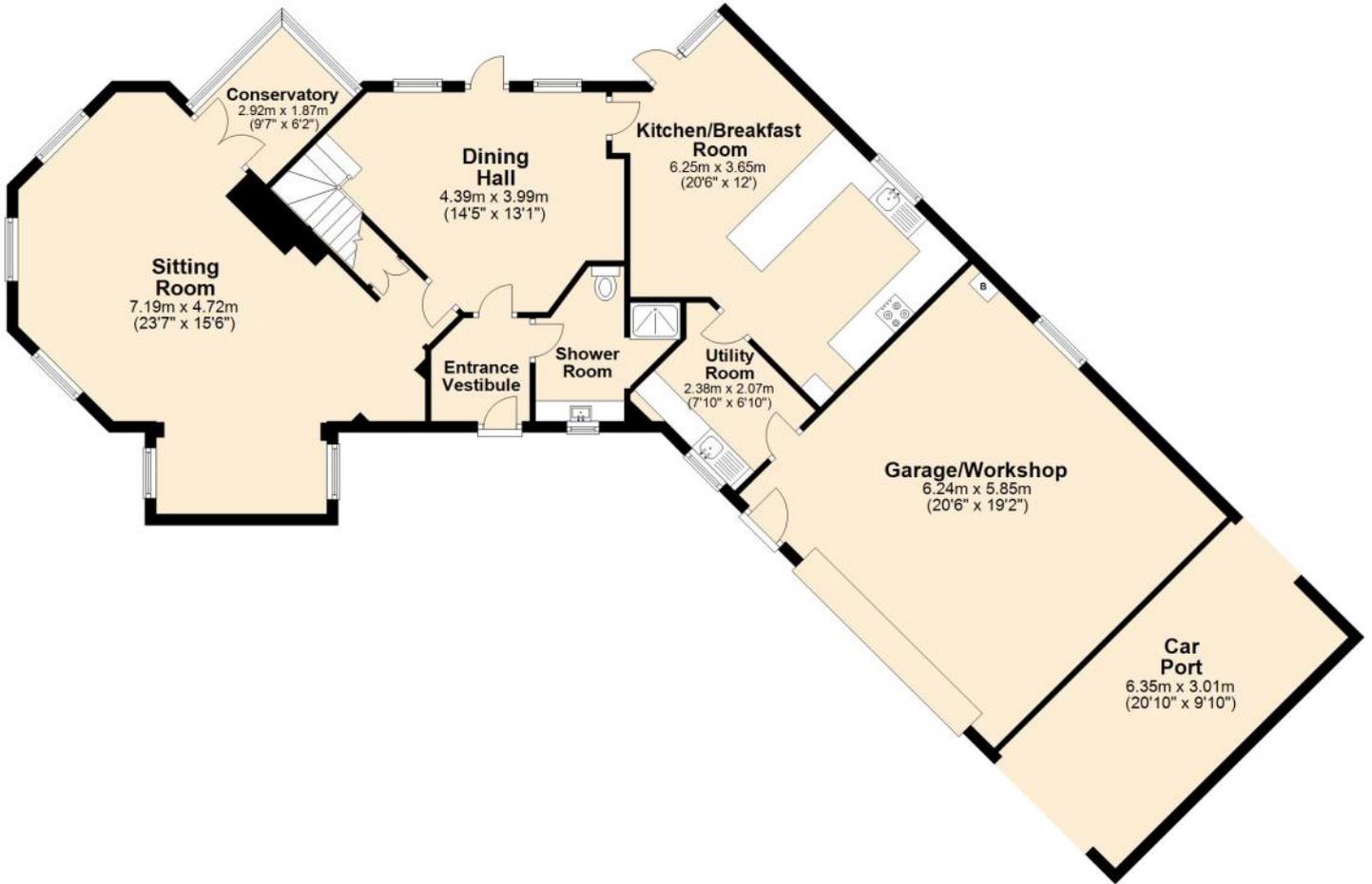
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Due to the irregular shape of the rooms



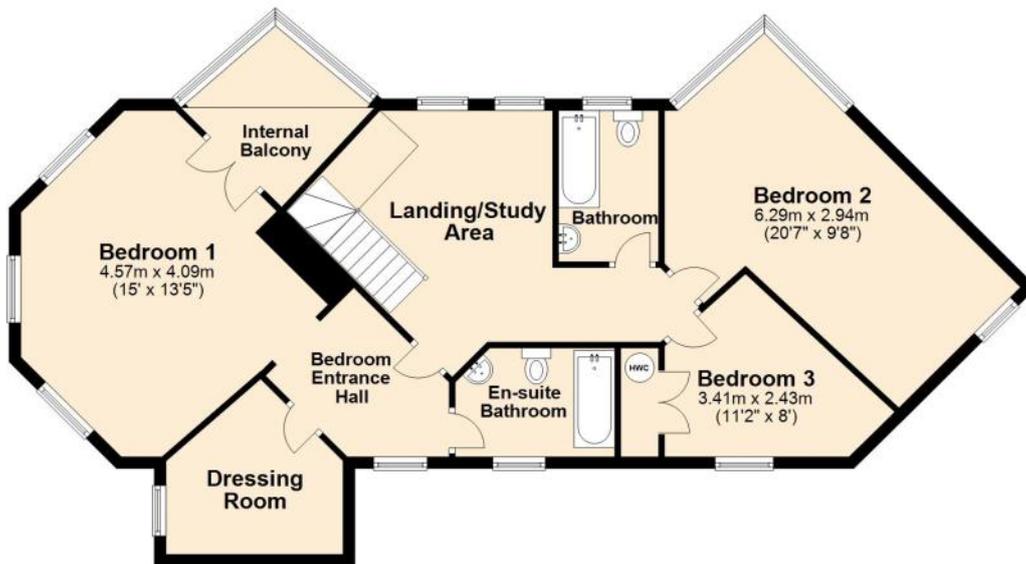
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.COM			



Ground Floor
Approx. 139.4 sq. metres (1500.2 sq. feet)



First Floor
Approx. 99.9 sq. metres (1075.8 sq. feet)



Total area: approx. 239.3 sq. metres (2576.0 sq. feet)



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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or mis-statement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

