



The Old Rectory

Church Street, Mere

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A splendid Grade II Listed house with two cottages in a picturesque village setting

A handsome period house with plenty of character features, and two additional properties, set in a sought-after position in the idyllic Wiltshire village of Mere. Dating from the mid 18th century, this former rectory sits within view of the magnificent Grade I Listed village church, with the beautiful countryside of Cranborne Chase just moments away.



3 RECEPTION ROOMS



4/7 BEDROOMS



2 BATHROOMS



GARAGE



1.13 ACRES



FREEHOLD



VILLAGE



2,686 SQ FT



**GUIDE PRICE
£1,600,000**

The property

The Old Rectory is a fine Grade II Listed house, dating from 1744 and displaying various charming original details. The house provides four bedrooms and more than 2,500 square feet of flexible living space, while the listing also contains two further properties, including The Old Rectory Cottage and Field Cottage, both of which are ideal as rental properties or holiday lets.

The main house has three comfortable reception rooms, including the 27ft drawing room with its wooden flooring, fireplace and five sash windows which welcome plenty of natural light. There is also a further sitting room with wooden parquet flooring and a grand inglenook fireplace, plus a formal dining room with timber beams overhead. Additionally, the kitchen sits within a former outbuilding at the side of the house, with its exposed timber eaves and flagstone flooring, as well as modern fitted units, breakfast bar and range cooker. The practical utility room and laundry are accessed via the rear hallway.

There are three double bedrooms on the first floor, including the principal bedroom with its en suite bathroom. Each of the first floor bedrooms has built-in storage. There is also a family bathroom on the first floor, while the second floor provides an additional double bedroom among the eaves.

Additional accommodation includes The Old Rectory Cottage, which adjoins the main house and provides well-presented living space, including one double bedroom. The ground floor has a comfortable sitting room, a sun room with full-height windows and a dining room, which could be used as an additional bedroom if required. There is also a fully equipped kitchen with fitted units to base and wall level, and a utility room for further storage. The large main bedroom is located on the first floor, along with the bathroom. Finally, Field Cottage completes the offering, with a one-bedroom bungalow that's ideal as a holiday let. The accommodation includes a sitting room, a kitchen, one bedroom, a bathroom and a utility room.







Outside

The properties are all set in a beautiful garden and are centred around a gravel courtyard and parking area. There is also a detached double garage and a further single garage attached to Field Cottage. The garden includes beautifully maintained lawns, established hedgerows and various mature trees, as well as patio areas for al fresco dining and a kitchen garden with a fruit cage, two greenhouses and an orchard. There are also further outbuildings providing useful garden and home storage.

Location

The property is in the charming village of Mere, on the edge of the Cranborne Chase National Landscape yet within easy reach of the surrounding towns and villages. The picturesque village centre has various amenities, including a convenience store, several pubs, a pharmacy, while there is also a primary school, a parish church and a community hall. The town of Gillingham is four miles away, offering a choice of shops, amenities, supermarkets and a mainline station, while the larger town of Warminster, 10 miles away,

is an excellent destination for shopping and leisure facilities. The area is well connected by road, with the A303 passing nearby and providing access west in the direction of Taunton, and east towards Salisbury, via the A36.



Distances

- Gillingham 4.2 miles
- Wincanton 6.9 miles
- Shaftesbury 7.5 miles
- Warminster 10 miles
- Salisbury 25.3 miles
- Bath 26 miles

Nearby Stations

- Gillingham
- Castle Cary

Key Locations

- Mere Museum
- St Michael's Church
- Mere Castle
- Visit Hillbrush Museum
- Stourhead House and Gardens
- Old Wardour Castle

- Longleat House and Safari Park
- Gold Hill Museum and Garden
- Warminster Lake Pleasure Grounds
- Nunney Castle

Nearby Schools

- Mere Primary School
- Gillingham School
- King's Bruton
- Millfield School
- Wells Cathedral School
- Hazlegrove Preparatory School
- All Hallows School
- Warminster School
- Dauntseys School



The Old Rectory, Mere

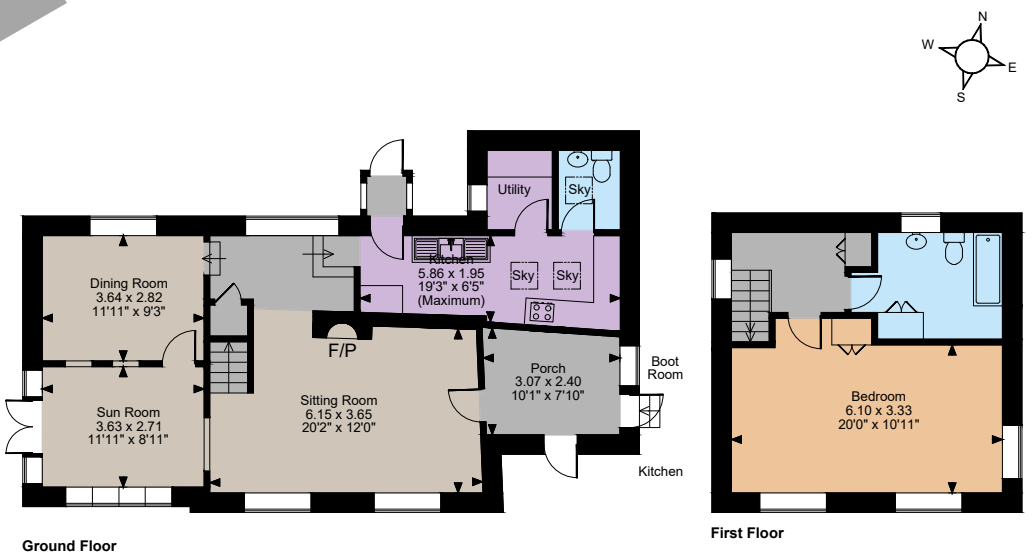
Total Area (0.46 ha / 1.13 ac)

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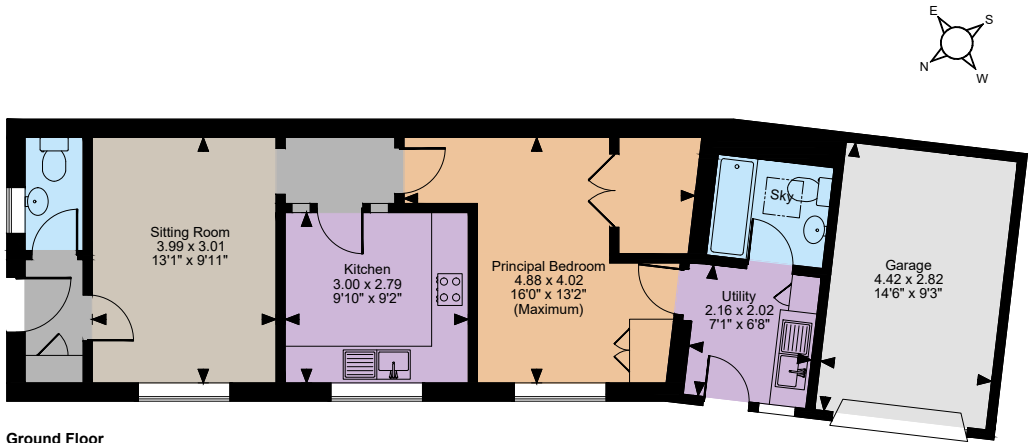
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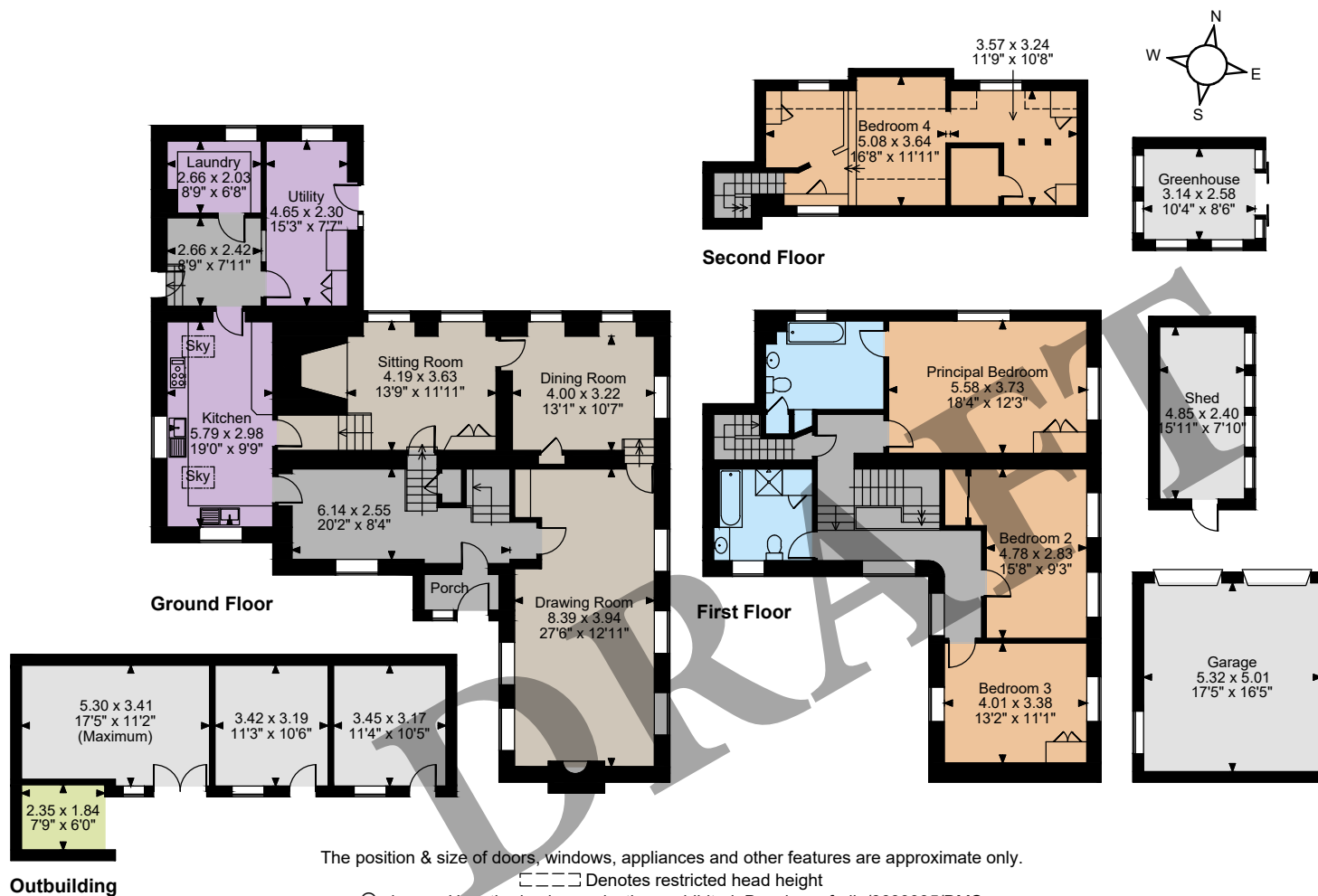




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Floorplans

Main House internal area 2,686 sq ft (249 sq m)

Garage internal area 287 sq ft (27 sq m)

Outbuildings internal area 646 sq ft (60 sq m)

Total internal area 3,619 sq ft (336 sq m)

For identification purposes only.

Directions

BA12 6DS

what3words: ///paddlers.darkest.hacksaw - brings you to the driveway

General

Local Authority: Wiltshire Council

Services: Mains electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: The Old Rectory Band G
 The Old Rectory Cottage Band B
 Field Cottage Band A

EPC Rating: The Old Rectory E
 The Old Rectory Cottage G
 Field Cottage D

Wayleaves and easements: Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

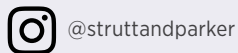
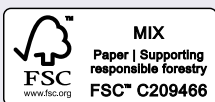
Salisbury

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