



Hazzards Hill, Warminster, BA12 6ES

Cow & Co
LONDON



GUIDE PRICE OF £275,000-£350,000. A beautifully presented 3 bedroom period cottage located in the heart of Mere, with an abundance of charm and character throughout.

Mere is an attractive small Wiltshire town nestling under chalk downs. It has a surprisingly good range of facilities including a supermarket, shops, post office, doctors' and dental surgeries, schools, inns and churches. The town contains many handsome stone buildings surrounded by beautiful countryside.

Larger towns in the area include Gillingham with an excellent secondary school enjoying a good reputation, Shaftesbury, Wincanton and Warminster.

There is a main line 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.

Personal Interest Disclosure: As required by the Estate Agency Act 1979, please note the Seller of this property is connected to a member of staff employed at Cow & Co London. No other remuneration will be received other than the standard agency fees agreed with the Seller.

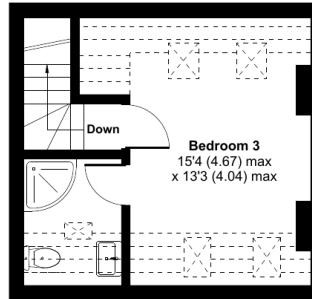


- Large sitting room / dining room with bay window
- Beautifully renovated kitchen. Large utility / boot room
- Impressive master bedroom (could be divided into two)
- Second floor double bedroom and ensuite shower room
- Further double bedroom overlooking the garden
- Spacious bathroom
- Large enclosed rear garden with side access
- Central village location

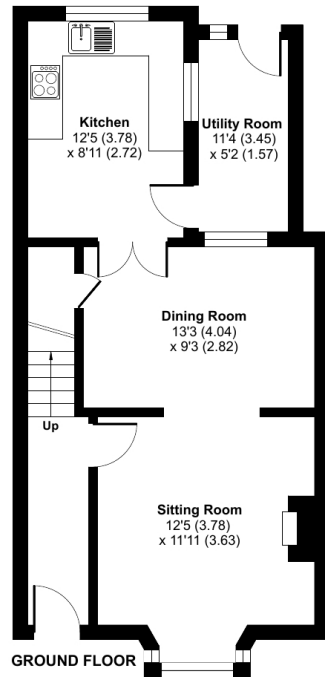
South View, Hazzards Hill, Mere, BA12

Denotes restricted head height

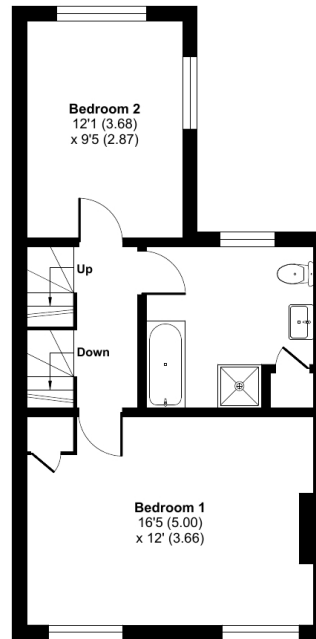
Approximate Area = 1192 sq ft / 110 sq m
Limited Use Area(s) = 83 sq ft / 7 sq m
Total = 1275 sq ft / 117 sq m
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Cow & Co Properties Ltd. REF: 937801

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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