



OAKHAVEN, WOODLANDS ROAD, MERE, WARMINSTER, WILTSHIRE BA12 6BS

Stunning Contemporary Five Bedroom Family Home In A Quiet Rural Location
With Direct Country Walks

SITUATION

A303 3 miles, Gillingham 5 miles, Shaftesbury 8 miles, Wincanton 9 miles, Frome 16 miles, Bath 26 miles

Train Station: Gillingham to London (Waterloo) 140 mins

International Airport: Bournemouth International Airport 34 miles, Southampton Airport 50 miles

Education The West Country is excellently catered for with a range of state and private schools including Port Regis, King's School, Clayesmore, Bryanston, Sherborne Boys & Girls, Gillingham and many more. Schools slightly further a-field but within an hour include Leweston and Millfield. Further details for independents can be obtained via the local authority at wiltshire.gov.uk.

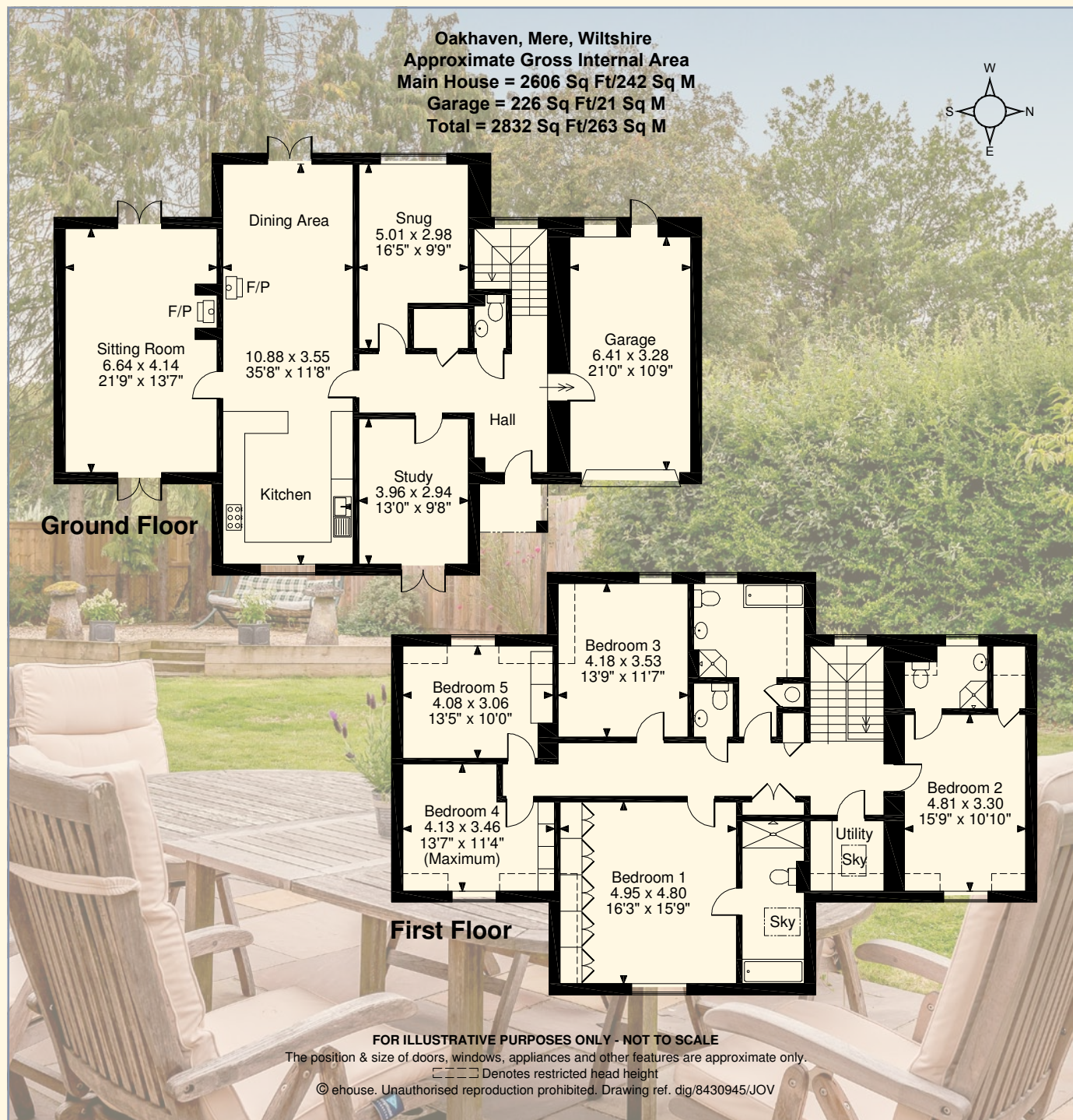
Local, Sporting & Recreational Nestled at the foot of the South West Wiltshire downs, Mere Downs has a thriving local community, with 2 village hall's, local shops, St Michael's parish Church, various popular pubs and cafes and various leisure opportunities including a Cricket club. Situated close by is the National Trust's world famous Stourhead Gardens alongside other excellent walking opportunities directly from the property. Additionally, the neighbouring towns of Gillingham, with its main line station to Waterloo, and Wincanton offer a good range of facilities and supermarkets including Waitrose. A wide range of shopping and dining facilities are also available.

OAKHAVEN

Oakhaven is a unique family home, situated in a very peaceful location overlooking open countryside to the front with many varied walking opportunities leading directly to Mere Downs. Architecturally designed with comfort and privacy in mind whilst taking advantage of the beautiful location. The accommodation is bright and airy and offers three reception rooms plus an open plan living/kitchen/dining room. To the first floor there are five bedrooms, two with en suite plus further family bathroom.

The accommodation in full comprises:

- Hallway
- Study with Double Doors to Garden
- Kitchen/Family/Dining Room with Double Doors to Gardens
- Formal Sitting Room With Dual Aspect Double Doors To Garden
- Snug
- Cloakroom
- Direct House to Garage Access
- First Floor Landing
- Five Double Bedrooms
- One En Suite Shower Rooms; Master En suite with bath and double shower
- Family Bathroom
- Laundry Room
- Upstairs Cloakroom
- Totally Private Rear Garden
- Front Garden with Decking
- Driveway Parking



GARDEN & GROUNDS

The property is situated in a delightful setting with open aspect to the front over countryside. The front garden is well screened from the lane and provides a wonderful spot to catch the morning sun, with decked area, lawns and mature shrubs, cottage garden flowers and an Oak Tree.

The rear garden offers complete privacy, secured by panel fencing and benefitting from patio, lawn, evening decking area, vegetable beds, shaded sitting area, mature cottage garden flower borders, log store, rear raised beds and access both sides of the house.

Garage with electric roller shutter door, power and light. Personal doors to house and rear garden.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Local Authority Wiltshire Council Tel: 0300 456 0100

Council Tax Band C

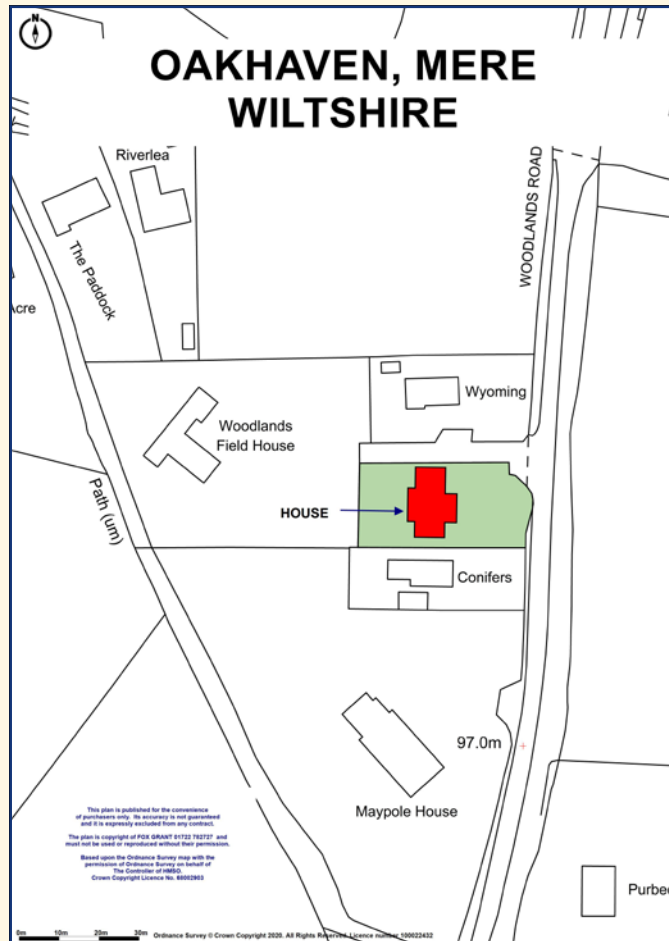
Energy Performance Certificate Band C : full EPC available upon request from agent

Services Mains (metered) water, electricity, gas, mains sewage system. Broadband to the property, speed

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

Tenure The property is sold as Freehold and will be sold with vacant possession on completion.

Particulars Prepared by Charlotte Roberts – Barr August 2020



VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. Please contact Charlotte Roberts-Barr or William Grant for further details or email Charlotte@foxgrant.com

foxgrant.com



Charlotte
Roberts-Barr



William
Grant

Fox Grant

OAKHAVEN BA12 6BY

DIRECTIONS

Postcode: **BA12 6BY**

From the A303, take the turning toward Mere, at the foot of the slip road, turn left into White Road. Continue into the village and at the war memorial turn left then sharp left into Boar Street, continue into Pentridge Lane, bear right into Clement's Lane, Woodlands Road is situated on the right hand side.

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COUNTRY
& VILLAGE

FARMS, LAND &
SMALLHOLDINGS

✓ TRUSTPILOT
★★★★★

EQUESTRIAN
SPECIALISTS

TOURISM
& LEISURE