



**Bramley Hill, Mere Warminster BA12 6JX**

**welcome to**

## **Bramley Hill, Mere Warminster**

Bramley Hill in Mere is a renovated three-bedroom home enjoying an elevated setting with far-reaching countryside views. This gorgeous property is tastefully presented externally as well as internally.

To book a viewing, please contact ALLEN & HARRIS WESTBURY.

### **Ground Floor**

#### **Entrance Hall**

A welcoming entrance hall sits at the front of the property, featuring a staircase rising to the first floor, handy understair storage, an additional storage cupboard, a radiator for cosy warmth, and a convenient front access door.

#### **Cloakroom**

A thoughtfully designed cloakroom featuring a double-glazed frosted window to the front, WC, and wash hand basin accented by a unique tiled splashback. Stylish flooring and a radiator add both comfort and character to the space.

#### **Living/ Dining Room**

A beautifully presented living room featuring a large double-glazed front window that fills the space with natural light, along with a TV point and radiator for comfort. The room flows seamlessly into a spacious dining area, which offers access to the rear conservatory and an archway leading through to the kitchen, perfect for relaxed family living and entertaining.

#### **Conservatory**

A bright and airy conservatory at the rear of the home, offering an additional reception space with lovely views over the garden—perfect for relaxing or entertaining.

#### **Kitchen**

A stunning newly fitted kitchen offering an abundance of modern wall and base units, complemented by a large double Belfast sink and a stylish wine fridge with storage to either side. A double-glazed rear window fills the space with natural light, while integrated appliances—including a fridge/freezer and electric oven with a four-ring gas hob and extractor—provide both convenience and contemporary appeal. Finished with elegant tiled flooring, a radiator, and a useful larder cupboard, this kitchen blends practicality with beautiful design.





## First Floor

### Landing

A bright and well-connected landing giving access to all first-floor rooms, featuring a double-glazed side window that brings in natural light, along with an airing cupboard, an additional storage cupboard, and handy loft access.

### Master Bedroom

A generous master bedroom positioned at the rear of the home, featuring a large double-glazed window that welcomes in plenty of natural light, along with a radiator to keep the space warm and comfortable.

### Bedroom Two

A bright and comfortable second double bedroom positioned at the front of the home, featuring a double-glazed window that brings in plenty of natural light, along with a radiator to ensure year-round comfort.



### Bathroom

A stylish, fully tiled contemporary bathroom featuring a double-glazed frosted rear window, WC, wash hand basin with handy storage beneath, a bath with shower over, and a sleek towel radiator to complete the space.

### Bedroom Three

A well-presented final bedroom set at the front of the home, featuring a double-glazed window that brings in natural light and a radiator to keep the space warm and comfortable.

## Outside

### Gardens

The front and gardens have been carefully designed to create attractive spaces for relaxing, entertaining and growing. The rear garden makes the most of the elevated outlook, with an olive tree surrounded by rosemary, and areas of decking and stone that lend a subtle Mediterranean feel. A pergola offers a lovely spot for outdoor dining, while a small orchard with cherry, apple, pear and hazelnut trees, provides seasonal fruit. A greenhouse and two sheds add useful storage and growing space. At the front, olive and cypress trees frame the property and enhance its sense of privacy in this tucked-away hillside setting.



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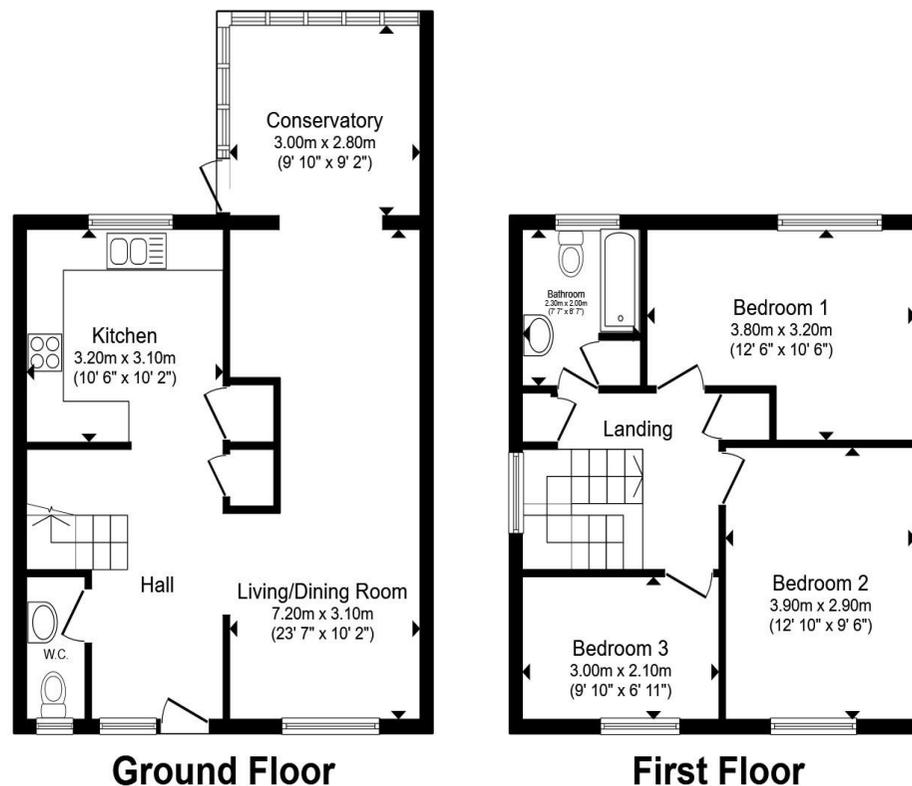
## Bramley Hill, Mere Warminster

- Three Bedroom House
- Renovated
- Hilltop Position & Countryside Views
- Landscaped Gardens
- Well Presented Throughout

Tenure: Freehold EPC Rating: E

Council Tax Band: B

**£279,500**



Total floor area 101.5 m<sup>2</sup> (1,092 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref:  
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