

Hillwood Lane

Warminster, BA12 9QF

COOPER
AND
TANNER



£495,000 Freehold

Approximate 1485 sq ft - A deceptively spacious and individual detached four bedroom residence that is located in an non estate location on the Crockerton side of the town. The home offers immaturely presented accommodation along with landscaped grounds, parking and garaging. Viewing highly advised.

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 4  3  2 EPC C

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DESCRIPTION

An individual detached residence having part stone, brick and rendered elevations under a tiled roof. This wonderful home is immaculately presented and offers deceptively spacious living for the family. The property has the benefit of double glazing and gas central heating. The accommodation comprises a brick entrance porch with door giving access to the entrance hall with wood flooring and stairs to the first floor, WC cloakroom, kitchen / dining room having a wide range of wall and base units with space for appliances, sitting room with doors to the rear garden and feature fireplace, utility room, office / bedroom five. The first floor landing gives access to the four bedrooms, en-suite and family bathroom.

OUTSIDE

Outside a block paved drive provides parking and access to the single garage with power, side door and power. A side gate leads to the landscaped rear garden that incorporates established and herbaceous plants, bushes. A block paved driveway provides space for seating and alfresco dining.

LOCATION

The historic market town of Warminster is set in beautiful surroundings and offers a wide range of shopping and leisure facilities to include library, sports centre, Snap gym, swimming pool, pre/ primary / secondary / private schools, churches, doctors' and dentists' surgeries, hospital, and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain. Warminster train station has connections to Bath/ Bristol / Bradford on Avon / Westbury/ Paddington /Reading. Junction 18 / M4 is 18 miles (29km) The A361 connects to Swindon to the north-east and Barnstaple to the south-west, while the north south A350 primary route to Poole runs close to the town. Bristol Airport which is 30 miles (48 km) west. Bath and Salisbury are about 20 miles away. The A303 is about 10 miles to the south.





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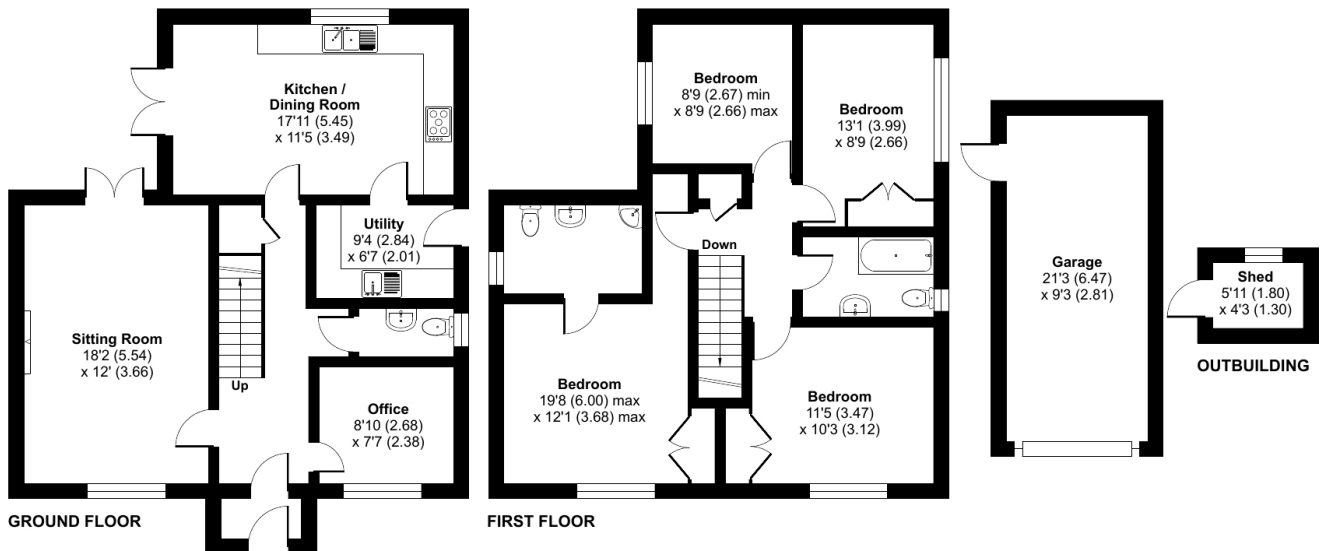
Approximate Area = 1465 sq ft / 136.1 sq m

Garage = 196 sq ft / 18.2 sq m

Outbuilding = 25 sq ft / 2.3 sq m

Total = 1686 sq ft / 156.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1321012

WARMINSTER OFFICE

Telephone 01985 215579

48-50, Market Place, Warminster, Wiltshire BA12 9AN

warminster@cooperandtanner.co.uk

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