

# Highbury Park

Warminster, BA12 9JE

COOPER  
AND  
TANNER



## £450,000 Freehold

An exceptional and immaculately presented 1960's detached residence that is located off the popular Boreham Road in Highbury Park. This superb residence has been in the same ownership since 2013. The property has had numerous upgrades and improvements along with a large ground floor extension and a garage conversion. Outside a driveway offers ample parking with side access to the generous lawned garden and patio.

# Highbury Park

## Warminster

### BA12 9JE

 4  2  1 EPC C

## £450,000 Freehold

### DESCRIPTION

Cooper and Tanner are pleased to bring to the market this exceptional and immaculately presented 1960's detached residence that is located off the popular Boreham Road in Highbury Park. This superb residence has been in the same ownership since 2013. The property has had numerous upgrades and improvements along with a large ground floor extension and a garage conversion.

### ACCOMMODATION

Entrance hall with stairs to first floor, WC cloakroom, sitting room with feature fireplace and burner stove, opening leading to the exceptional kitchen / dining room extension offering a wide range of wall and base units with integrated appliances, worktops, extractor, floor heater blower, large velux windows and down lights, study / bedroom four. The first floor landing gives access to the three pleasing bedrooms and the luxurious bathroom with separate shower cubicle and heated towel rail.

### OUTSIDE

At the front a private drive provides off street parking with a lawned garden area to the side. At the side of the house gates give access to the substantial rear garden that incorporates lawn, and a paved patio.

### 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.



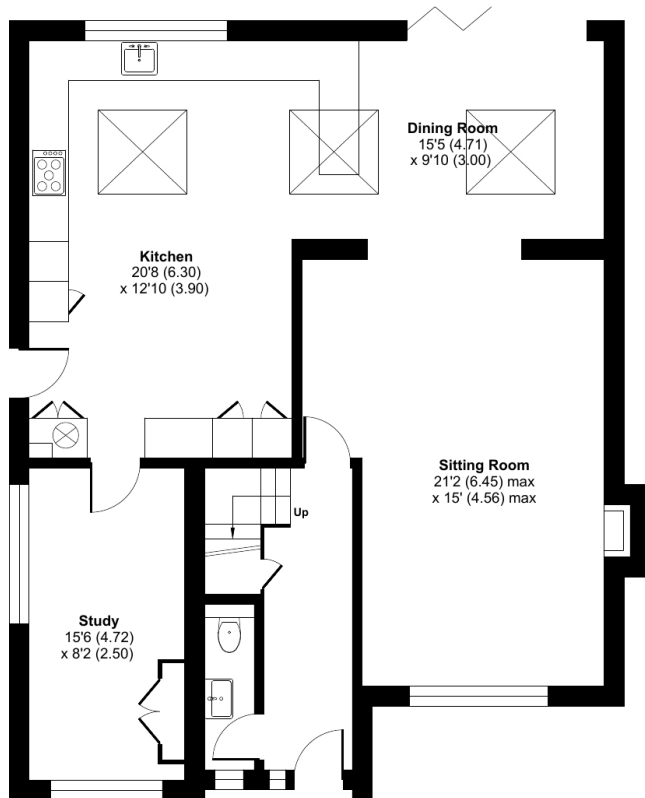




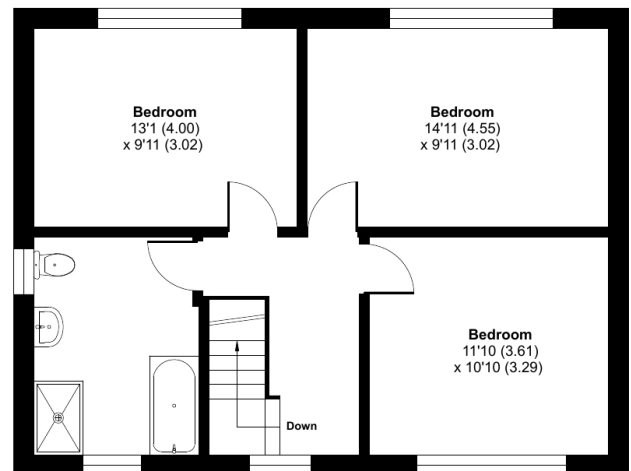
## Highbury Park, Warminster, BA12

Approximate Area = 1588 sq ft / 147.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Cooper and Tanner. REF: 1395646

### WARMINSTER OFFICE

Telephone 01985 215579

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

[warminster@cooperandtanner.co.uk](mailto:warminster@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the same as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

