

# Lower Marsh Road

Warminster, BA12 9PB

COOPER  
AND  
TANNER



## £650,000 Freehold

This four bedroom detached house is spacious throughout and would ideally suit a family. In addition it has annex potential as there is a large downstairs room that could be used as a bedroom and is currently used as a second sitting room/family room. The property offers a double garage and boasts large beautifully tended gardens to the rear. It is located in a sought after location close to open countryside with far reaching views.

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## Warminster

### BA12 9PB

 4  3  2 EPC B

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### DESCRIPTION

This four bedroom detached house is spacious throughout and would ideally suit a family. In addition it has annex potential as there is a large downstairs room that could be used as a bedroom and is currently used as a second sitting room / family room. The property offers a double garage with driveway parking for multiple cars. At the back there are large beautifully tended gardens with far reaching views across open fields. It is located in a sought after location close to the riverside walks and open countryside. In brief the accommodation comprises entrance hall, cloakroom, sitting room with an inset wood burner and sliding patio doors to the rear garden. A good sized dining room which is currently used as an office, large kitchen/diner perfect for entertaining with a range of wall and base units, space for a dishwasher, centre island with a rangemaster cooker with work surface and cupboards under, space for a sofa and patio doors to the rear garden. There is a door to a rear porch with a door to a utility room this then leads to a large family room/ sitting room with window seats ( this would be perfect for an annex as it has its own entrance or air bnb and the double garage is next to this room ). Leading upstairs there are four bedrooms all of which are doubles. The master bedroom offers an en suite and there is a family bathroom.

### OUTSIDE

The property is approached over a large driveway with parking for multiple cars. This then leads to a large garage door with an electric door. At the rear the property offers extensive gardens that have been beautifully landscaped. There is a very large patio this then leads to a further seating area and a garden shed. There is a large pond to the side then a pathway leads up to the large garden full of established plants , trees and shrubs then a very large lawn privately enclosed with shrubs and high trees, there is a wooden bench seated around one of the trees this is an idyllic spot with far reaching views across open countryside. There is gated access to the side.

### LOCATION

The town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, 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.

### COUNCIL TAX

Band ' F '

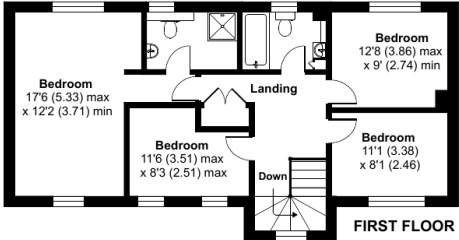
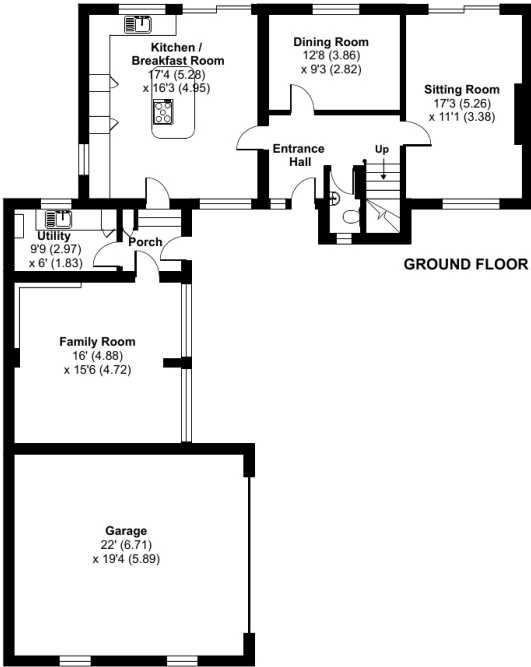




# Lower Marsh Road, Warminster, BA12

Approximate Area = 2327 sq ft / 216.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1140888

## WARMINSTER OFFICE

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