

Upper Marsh Road

Warminster, BA12 9PN

COOPER
AND
TANNER



£625,000 Freehold

This attractive four bedroom double fronted detached house is located in a sought after location and is set in a large plot. It has spacious rooms throughout the whole of the property and is perfect for a Family. The main benefit is the beautiful well tended gardens at the back. The garden has been well designed and offers a variety of areas and is very private. There is a private entrance gate with a large driveway which offers lots of parking and there is a double garage. The property comes to the market with NO ONWARD CHAIN.

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DESCRIPTION

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OUTSIDE

The property is set back in its own plot and is approached through a large wooden entrance gate. There is a border to one side which is well stocked with shrubs and plants. There is a large block paved driveway which provides lots of parking. This then leads to a large double garage. The rear garden is absolutely stunning and has been fully designed. It offers full privacy with hedging to one side and panelled fencing to the other. At the bottom is a large tree and there are pathways that lead to three Pegula's all with established plants offering seating areas. There is a large lawn and a patio area running across the back of the house perfect for entertaining and also a large hot tub which is included in the sale. Borders run along one side and are well stocked there is also a raised built border full of plants. The tree house is a must for a young children which was professionally built in 2017. In addition there is a large family shed.

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 ' E '





Upper Marsh Road, Warminster, BA12

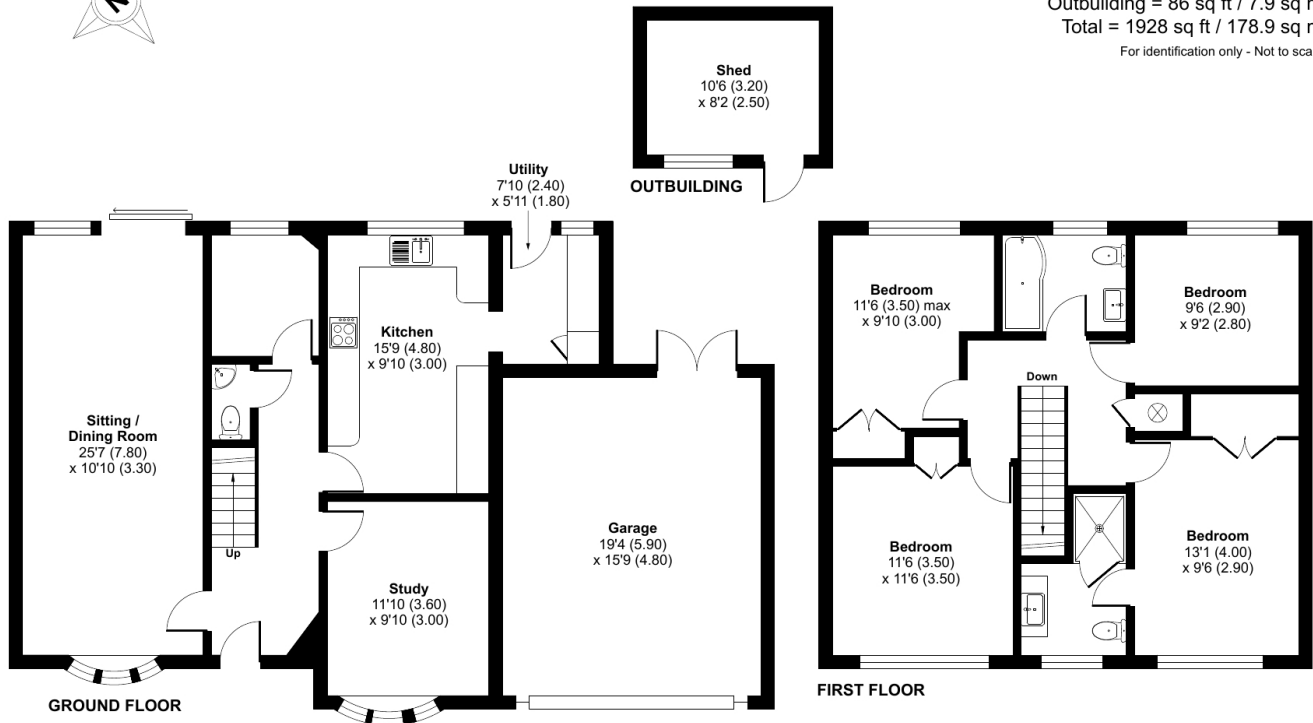
Approximate Area = 1537 sq ft / 142.7 sq m

Garage = 305 sq ft / 28.3 sq m

Outbuilding = 86 sq ft / 7.9 sq m

Total = 1928 sq ft / 178.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1160042

WARMINSTER OFFICE

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