



April Cottage, 15 Grange Lane,
Warminster, Wiltshire, BA12 9EY

Guide Price - £795,000 Freehold

COOPER
AND
TANNER



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Description

Cooper and Tanner are delighted to offer 'April Cottage', a charming five-bedroom Grade II listed period home offering exceptional living accommodation, complemented by the added advantage of a spacious separate self-contained two-bedroom annexe.

This super home is tucked away at the end of a highly desirable lane off Boreham Road, this beautiful home showcases a wealth of original features, including oak beams, exposed stone walls, and characterful fireplace. The neatly maintained grounds include established hedges, specimen trees, and a bespoke oak-framed patio gazebo.

A generous private driveway provides ample parking, turning space, and access to the double carport and annexe double garage. Early viewing is strongly recommended to fully appreciate all that this delightful property has to offer.

Accommodation

This deceptively spacious home invites you through an entrance porch leading into the cloakroom, complete with tiled flooring and exposed oak beams. The main sitting room features beautiful oak beams, white-washed stone walls, and an impressive open inglenook fireplace with brick surround and a wood-burning stove, creating a charming atmosphere. A generous family sized dining room enjoying excellent natural light, featuring a large window overlooking the rear garden and elegant oak French doors that open directly onto the patio area perfect for indoor outdoor living and entertaining. From the main hallway, you'll find access to the ground-floor WC and the staircase rising to the first floor. The open-plan kitchen and breakfast room offers a bespoke kitchen featuring an excellent range of cream-fronted solid wood

wall and base units, complemented by granite work surfaces, a butler-style sink, integrated dishwasher, tiled flooring, a breakfast bar, and a walk-in larder. The utility room provides further practicality with space and plumbing for appliances, granite worktops, additional storage units, tiled flooring, Butler style sink and access to the front of the property. On the first floor, the landing leads to four well-proportioned bedrooms, including an en-suite, as well as the family bathroom. The second floor gives access to bedroom five, which is equally suited for use as a study and includes access to generous eaves storage areas and an office. The home has underfloor heating on the ground floor and first floor (except porch)

Annexe

This charming annexe has two bedrooms along with a large sitting room with wood burner stove and oak beams. Fitted kitchen having a range of units, shelving and breakfast bar with space for a dining table and chairs. Underfloor heating in kitchen/dining area and radiators on first floor. Private garden and patio area

Outside

A generous private driveway provides ample parking, turning space, and access to the double carport, log store, small lockup and annexe double garage. The drive also has carefully planned and planted trees along with stocked borders. At the rear is a generous and very private level laid to lawn garden with established hedging. To the side is a small shed.









Double Garage (Annexe)

With two wood opening doors, power and light, inner access to a store secure storeroom.

Carport

Situated off the main drive is a double Oak framed carport with tiled roof and eaves storage.

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.

Local Schools

Kingdown School (Secondary) 0.8 miles / St George's Catholic Primary School 0.3 miles / St John's C Of E Primary School 0.7 miles / Sutton Veny C Of E Primary School 1.8 miles / Warminster School (Private, independent Co-Ed) 2.4 miles



Local Information

Local Council: Wiltshire Council

Council Tax Band: D

Heating: Oil (LPG Cooker) dual fuel

Services: Septic Tank

Tenure: Freehold



Motorway Links

- A303/M3/A361/A350
- M4



Train Links – From Warminster to:

- London (Paddington / Waterloo)
- Salisbury
- Westbury / Bath / Bristol



Nearest Schools

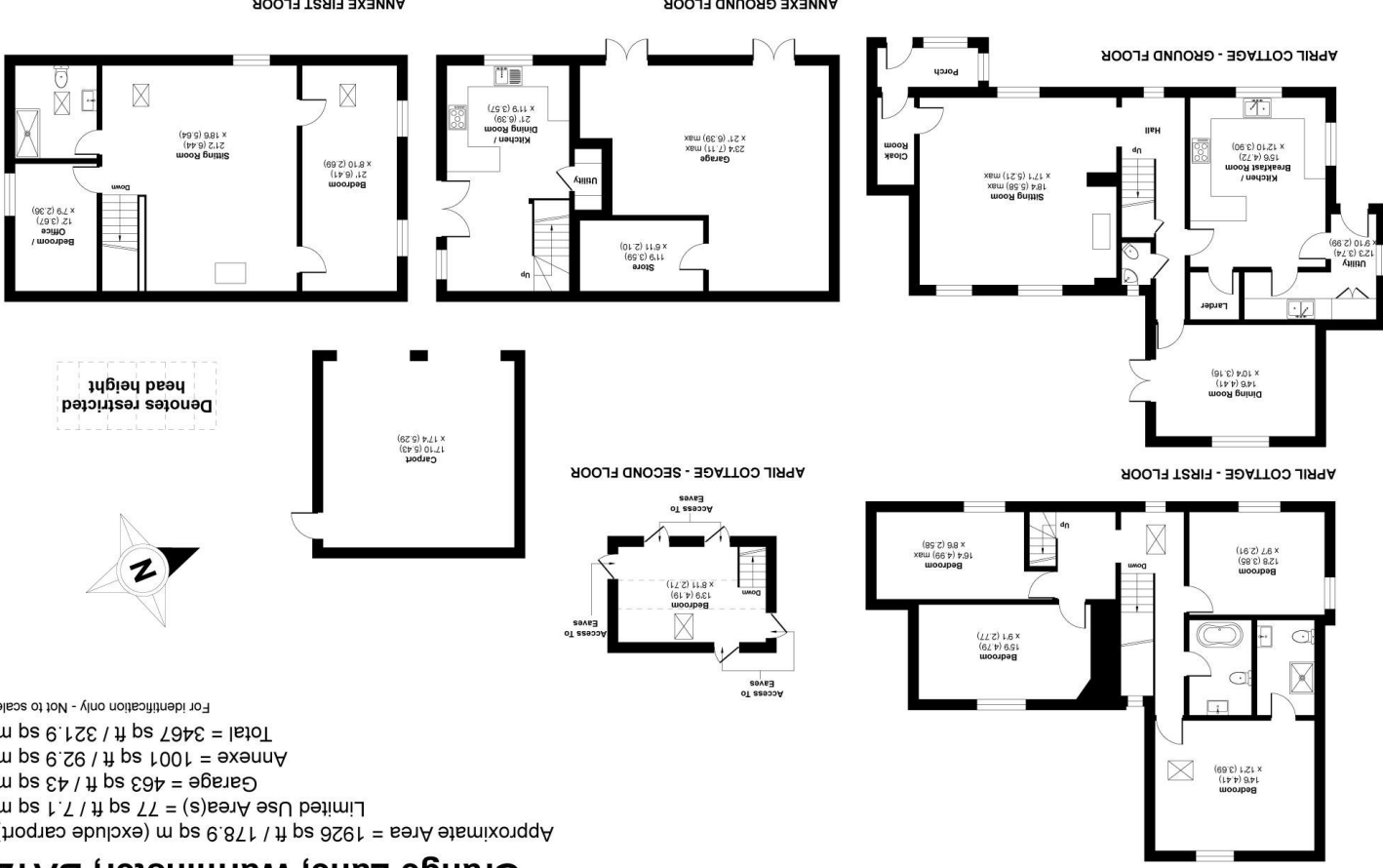
- Kingdown/St Georges/St Jhns/Sutton Veny/Warminster Sch.

Grange Lane, Warmminster, BA12

Approximate Area = 1926 sq ft / 178.9 sq m (exclude carport)
 Limited Use Area(s) = 77 sq ft / 7.1 sq m
 Garage = 463 sq ft / 43 sq m
 Annexe = 1001 sq ft / 92.9 sq m
 Total = 3467 sq ft / 321.9 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhocom 2026. Produced for Cooper and Tanner. REF: 1424172

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