

Gipsy Lane

Warminster, BA12 9LR

COOPER
AND
TANNER



£585,000 Freehold

An exceptional extended four bedroom detached family home (and capacity to go to 5/6 beds) that is located in a desirable cul de sac on the Salisbury side of the town. The property was extended by the present owners to provide an additional new master bedroom and en-suite, along with a ground floor garden room. This lovely home offers spacious accommodation throughout and has a generous semi walled garden, ample parking and a detached double garage. Please call for full details and viewing arrangements.

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THE HOME

An excellent opportunity to purchase this exceptional and extended four bedroom detached family home (and capacity to go to 5/6 beds). This super residence has standard brick elevations under a tiled roof, and is located in a very desirable cul de sac that lies on the Salisbury side of the town. The property was extended by the present owners to provide an additional new master bedroom and en-suite, along with a ground floor garden room. The current owners have carried out various improvements to the home and garden. As selling agents we urge the importance of a viewing to be able to fully appreciate this fine home.

ACCOMMODATION

Entrance hall with stairs to first floor and doors to, Sitting room with bay window, dining room with access to the rear conservatory, Study / bedroom five, Cloakroom WC, kitchen offering a wide range of wall and base units and having a breakfast bar, two electric fan ovens and gas hob, utility room. On the first floor a large open landing that is currently used as a second working space (and could subject to pp be converted to an additional bedroom 6) doors give access to the four bedrooms and en-suites, family bathroom.

OUTSIDE

The home as approached via a long driveway to the private parking for 4 cars and access to the double garage. At the front are neatly planted areas of garden and a side gate leading to the generous garden being mainly laid to lawn and incorporating paved patio areas.

PARKING / GARAGE

A private driveway offers parking for x4 cars. A detached double garage has electric roll over doors, power points and lighting in garage, storage space in roof of garage.

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





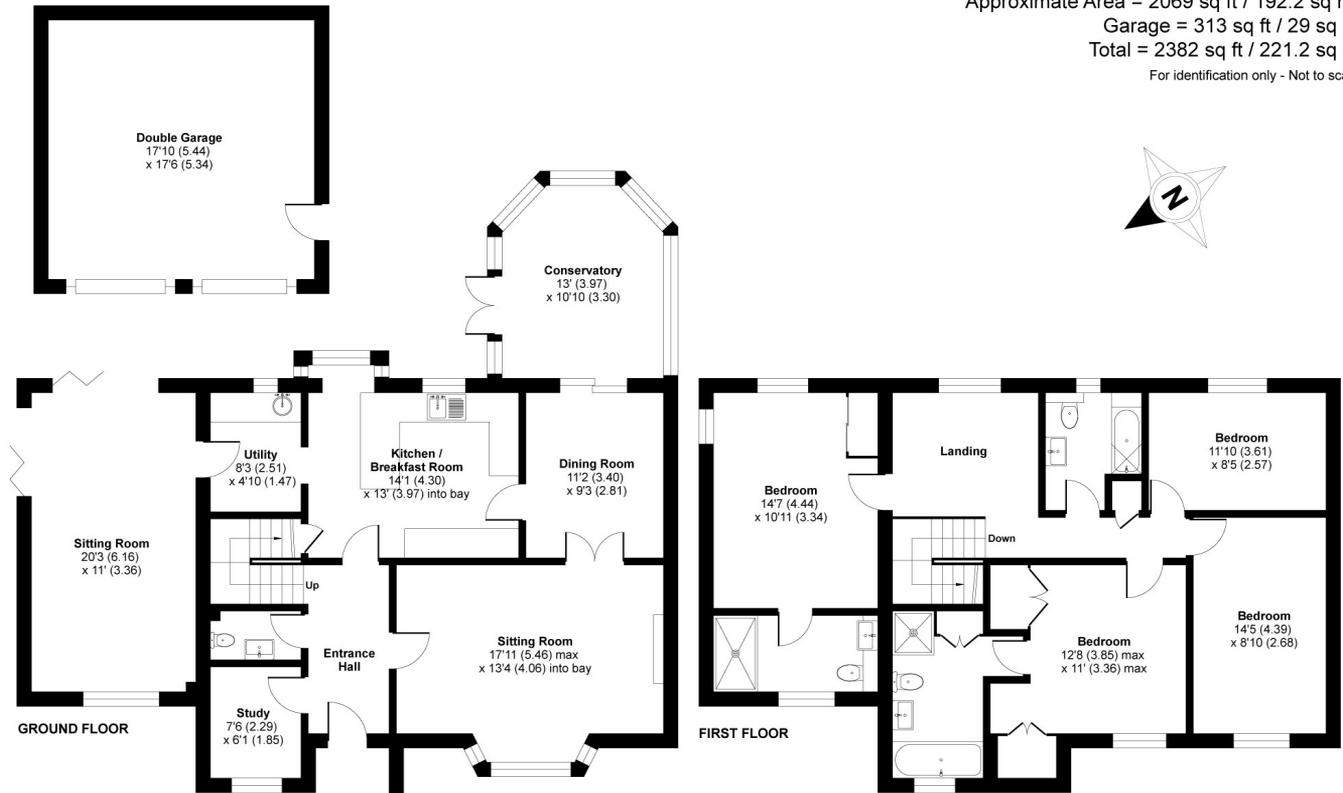
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Approximate Area = 2069 sq ft / 192.2 sq m

Garage = 313 sq ft / 29 sq m

Total = 2382 sq ft / 221.2 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). © nichecom 2026. Produced for Cooper and Tanner. REF: 1423954

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