

Norton Bavant, BA12 7BB

COOPER
AND
TANNER



£450,000 Freehold

A deceptively spacious detached family residence in need of general enhancement and updating. The property is located in the popular village of Norton Bavant and set is a generous plot with established grounds, parking and single garage. The home offers three double rooms and three reception rooms. Viewing advised.

Norton Bavant

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THE HOME

Cooper and Tanner are pleased to offer a wonderful opportunity to purchase this deceptively spacious modern detached residence located in the popular village of Norton Bavant that lies on the Salisbury side of the town. The home has double glazing and oil fired central heating. There is an element of upgrading and enhancement required, and plenty of scope to extend (STPP), however the home is perfectly habitable in its current form.

The accommodation comprises a storm porch, entrance hall with parquet wood flooring and stairs to the first floor and doors giving access to the sitting room with parquet flooring, fireplace and sliding doors to the conservatory. Fitted kitchen / breakfast room, inner lobby with door to the rear porch, dining room, cloakroom WC. On the first floor is a galleried landing with window to the rear, three double bedrooms, family bathroom.

OUTSIDE

Outside a five bar wooden gate opens over a driveway that offers parking and gives access to the garage. The front garden is planted with a wide variety of herbaceous plants, lawned areas, shrubs, trees and hedging that offer screening and privacy. A side path leads to the substantial established rear garden incorporating lawn, flower beds, herbaceous plants, hedging and fencing along with shed and greenhouse.

GARAGE - PARKING

Single garage with up and over door, power and light. Off street parking on driveway.

DRAINAGE

Private drainage (not mains)

LOCATION

The property is very well situated in this popular village which lies three miles East from the town centre. The village enjoys a good local community and has a playing field and village hall. The popular nearby 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. The cities of Salisbury and Bath are both within easy commuting distance.





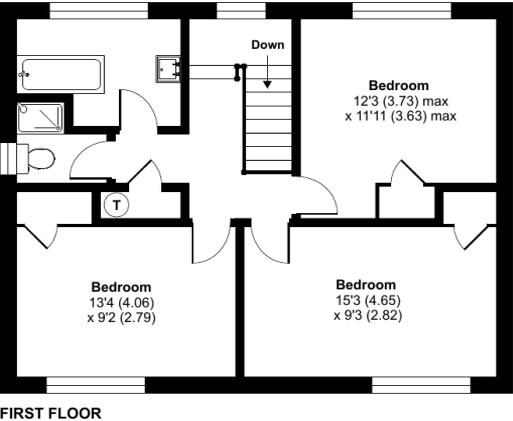
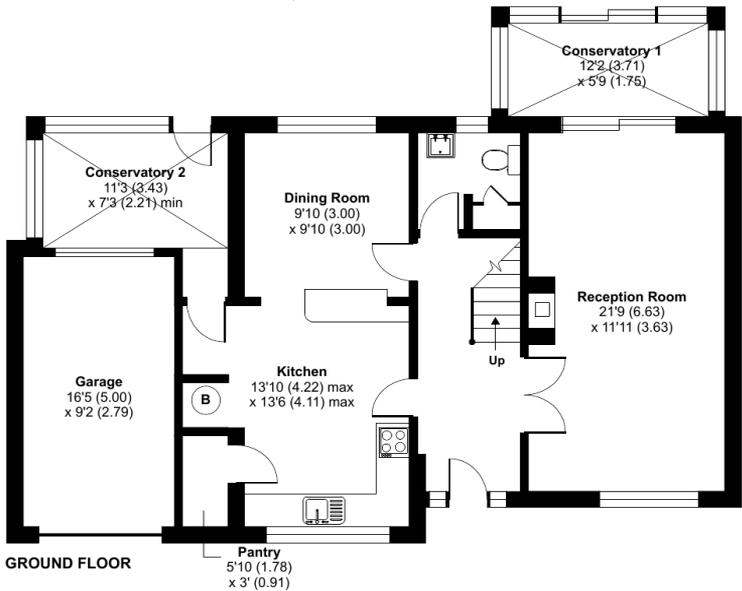
Norton Bavant, Warminster, BA12

Approximate Area = 1537 sq ft / 142.8 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1689 sq ft / 156.9 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). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1300579

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