

# Brook Street

Warminster, BA12 8DW

COOPER  
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TANNER



**£449,950 Freehold**

An exceptional, and beautifully presented, period link detached cottage that dates back to around 1760 with a retained wealth of charm and character throughout. The home has private off street parking and a detached double garage. There is further detached outbuilding. Outside are neatly tended walled gardens and a sun terrace area.

# Brook Street Warminster BA12 8DW

 3  3  2 EPC E

## £449,950 Freehold

### DESCRIPTION

We are delighted to bring to the market, this exceptional, and beautifully presented link detached cottage, that historically used to be a former local shop. The property offers deceptively spacious living and is located on the favoured Crockerton side of the town, and also close to woodland walks. The extended kitchen has been upgraded with a wide range of cream wall and base units along with Granite tops and space for appliances. The home has many features, including fireplaces, stone walling, railings, tended private walled gardens, and a paved sun terrace. The accommodation comprises, entrance hall, lounge, dining room, kitchen, breakfast room, study / bedroom four, cloakroom wc, galleried landing, three bedroom, bathroom, private parking, detached double garage and detached outbuilding.

### OUTSIDE

At the side is a lawned garden with stocked borders, walling and iron gated access. There is a pleasing paved sun terrace / courtyard area with a feature pond and storage. A brick pathway gives access to another garden area and a private and screened main garden. A gate gives access to a private parking area and the detached double garage and outbuilding.

ASPECT - Front N - Rear S

### WARMINSTER

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.

### OUTBUILDING

With access door, two windows, tiled roof.

### DETACHED DOUBLE GARAGE

With two up and over doors, window to side.

### PARKING

Gated access to parking for two cars/

### EPC RATING

### TAX BAND

E





## Brook Street, Warminster, BA12

Approximate Area = 1689 sq ft / 156.9 sq m (includes garage)

Outbuilding = 191 sq ft / 17.7 sq m

Total = 1880 sq ft / 174.6 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). © nitchecom 2023. Produced for Cooper and Tanner. REF: 978405

### WARMINSTER OFFICE

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