



3 Smallbrook Road, Warminster,
Wiltshire, BA12 9LN

Guide Price - £625,000

COOPER
AND
TANNER



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 5  4  3 EPC D

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Description – (Approx 2121 sq ft)

Cooper and Tanner Cooper are delighted to bring to the open market this lovely and extremely spacious detached chalet style family residence offering plentiful natural daylight throughout. The home is located on the desirable Salisbury side of the town off Boreham Road. This substantial property has had many tasteful improvements carried out by the present owners, and has a pleasing decorative theme throughout

Accommodation

An entrance storm porch gives access to the vestibule with a door leading to the main entrance hall with staircase and doors giving access to the front living room with feature fireplace. The dining room has doors to the garden and hall. The kitchen is fitted with a wide range of wall and base units incorporating various appliances and under floor heating, an opening gives access to the breakfast area with doors to outside. A large utility

room has a range of units, sinks, plumbing, under floor heating and door to outside. On the first floor a landing gives access to the family bathroom, four bedrooms, with the master room having a walk-in wardrobe and en suite.

Outside

Wooden gates give access to a generous gravel driveway that provides ample parking. A detached double garage has two up and over doors, side door, window, power and light. There is also a further detached outhouse and workshop. The generous gardens are pleasingly presented and incorporate individual secluded lawn and planted area along with decking areas. The home is surrounded by walling, fencing and some hedging.

Viewing – By appointment only









Location

The town of Warminster offers a wide range of cafes and shopping and leisure facilities to include library, theatre, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, vets, 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 / Salisbury / Westbury / Paddington /Reading. Junction 18 / M4 is 18 miles (29km) away.

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 is 30 miles (48 km) west, Bath and Salisbury are about 20



Local Information

Local Council: Wiltshire Council

Council Tax Band: D

Heating: Central heating to radiators

Services: Mains Drain, Electricity and Water

Tenure: Freehold



Motorway Links

- A303/M3/A361/A350
- M4



Train Links

- Westbury
- Warminster



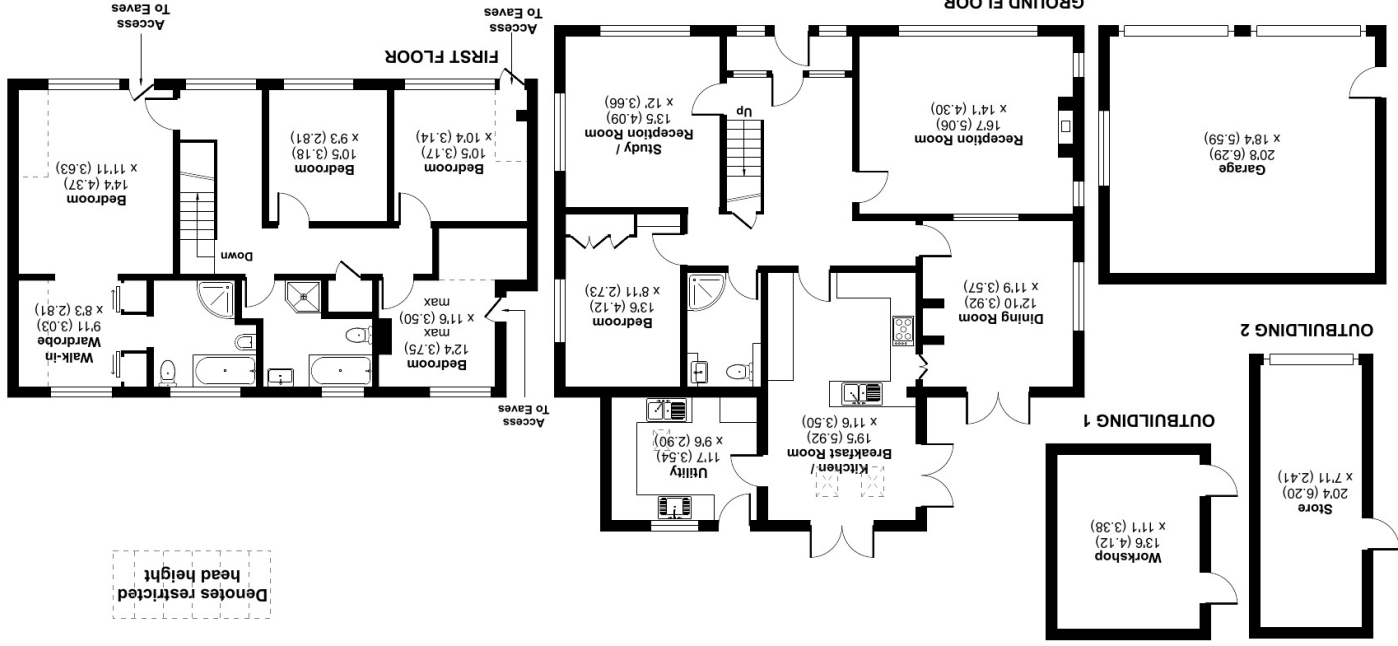
Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA

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Approximate Area = 2121 sq ft / 197 sq m
 Limited Use Area(s) = 76 sq ft / 7.1 sq m
 Garage = 378 sq ft / 35.1 sq m
 Outbuildings = 311 sq ft / 28.8 sq m
 Total = 2886 sq ft / 268.1 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © nrichcom 2025. Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Cooper and Tanner. REF: 1258431

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