

# Wyndamere

Kilmington, BA12 6RD

COOPER  
AND  
TANNER



## £825,000 Freehold

An outstanding detached 3/4 bedroom chalet style home that had a complete renovation in 2017 along with an extension. This home offers exceptional family living. The property sits on a generous 2/3rd of an acre plot suitable for a small holding or possible development subject to pp. It is set in the peaceful village of Kilmington that lies close to the National Trust Stourton House & gardens. The property has three bedrooms, three reception rooms, utility, three shower rooms including family bathroom and a ground floor WC. Ample parking and a double garage.



# Wyndamere

## Kilminster

### BA12 6RD

 3  3  3 EPC E

## £825,000 Freehold

### DESCRIPTION

Wyndamere is an exceptional home that had a complete restoration in 2017 and was re-configured from the original detached 1960's bungalow. This individual home now offers superb family accommodation that is set over two floors and also extends over the garage. The property offers a wealth of features including oak doors, tiled flooring and tastefully upgraded kitchen, en suites and shower rooms. The accommodation comprises a large tiled entrance hall with stairs to the first floor and access to the utility room with worktop, sink, placement for two appliances, base and wall cupboards and ample floor to ceiling storage cupboards, garage, kitchen / dining room with a generous range of wall and base units and worktops and central island, cloakroom wc and self contained suite which comprises of wet room, double bedroom and lounge area with double doors to sun room all Part-M compliant for mobility accessibility and on a dual zone heating from the main house. On the first floor a landing gives access to the two further double bedrooms, one with en suite bath and separate shower and the other with en suite bath with shower over. An additional staircase leads up to the office / studio room / bedroom 4 that is over the garage and with velux windows. Outside a five bar gate gives access to the driveway and double garage. The substantial grounds offer lawn and patio areas along with mature trees and planting.

### LOCATION

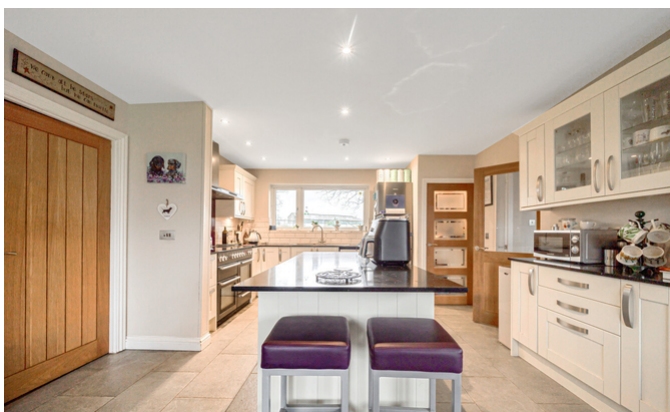
The village of Kilminster is located in a quiet rural spot on the Weston boundary of Wiltshire and Somerset and enjoys a close proximity to the National Trust Stourhead House and Garden. Kilminster's closest towns are Mere and Warminster, Mere being the smaller of the two towns houses a range of shops and facilities such as doctors surgeries, dentistry, post office and bank. Warminster is the larger town and offers a full range of shops and amenities including a main line train station.

### TAX BAND

F

### SEWAGE

Septic Tank





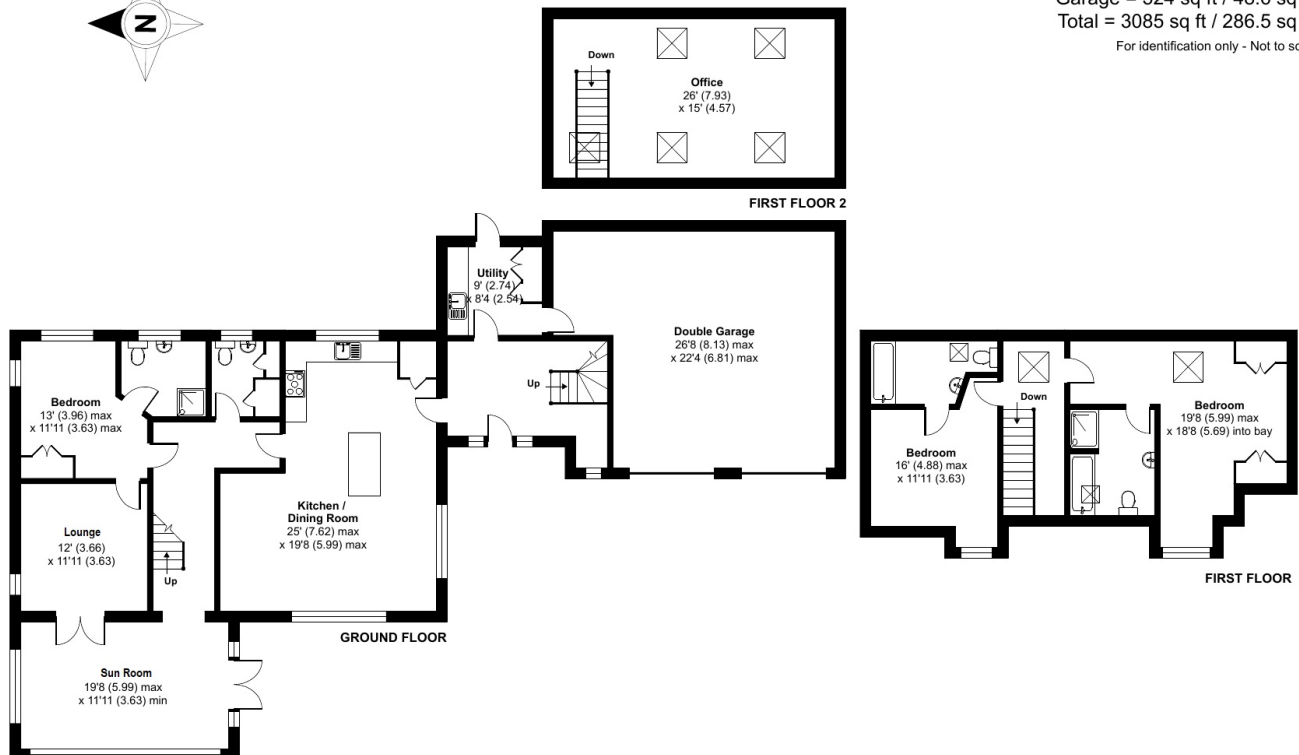
## Wyndamere, Kilmington, Warminster, BA12

Approximate Area = 2561 sq ft / 237.9 sq m

Garage = 524 sq ft / 48.6 sq m

Total = 3085 sq ft / 286.5 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1107466

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