

Woodman Mead

Warminster, BA12 8TE

COOPER
AND
TANNER



£460,000 Freehold

An opportunity to purchase this beautiful four bedroom detached house set in a corner plot tucked away in a quiet cul-de-sac. It boasts a large open plan kitchen/diner which has been re-fitted to a high standard perfect for family living and entertaining, it has doors opening out onto a private enclosed rear garden with views towards playing fields and countryside beyond. In addition there is a downstairs reception room which can be used as a bedroom or an office. The property has a garage and parking for 4 cars.

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DESCRIPTION

An opportunity to purchase this beautiful four bedroom detached house set in a corner plot tucked away in a quiet cul-de-sac. It boasts a large open plan kitchen/diner which has been re-fitted to a high standard perfect for family living and entertaining. It has doors opening out onto a private enclosed rear garden with views across open countryside. In addition there is a downstairs reception room which can be used as a bedroom or an office. The property has a garage and parking for 4 cars. The accommodation comprises: entrance hall, large sitting room with a snug at one end, downstairs cloakroom, downstairs bedroom/office, 24ft kitchen/diner fitted with a range of wall and base units with Minevva worksurface over, integrated dishwasher, stainless steel induction cooker with extractor over and a centre island. Upstairs there are four double bedrooms with an en-suite to the master and a family bathroom. At the front of the property there is a small area of lawn with parking leading to the garage.

OUTSIDE

The front is approached over a driveway which in turn leads to the garage and there is parking for 4/5 cars. There is a small area of lawn and an established tree. The rear garden is a particular feature of the property and boasts a large private garden. There is a patio area with a rockery with established plants, steps then lead down to a large lawn fully enclosed by fencing, there are established trees and plants and views towards playing fields and countryside beyond.

COUNCIL TAX

'Band 'E

LOCATION

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.





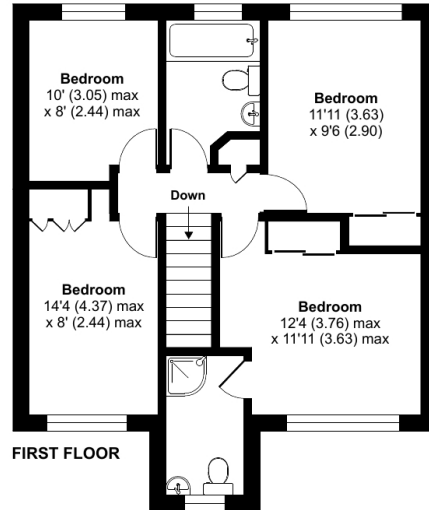
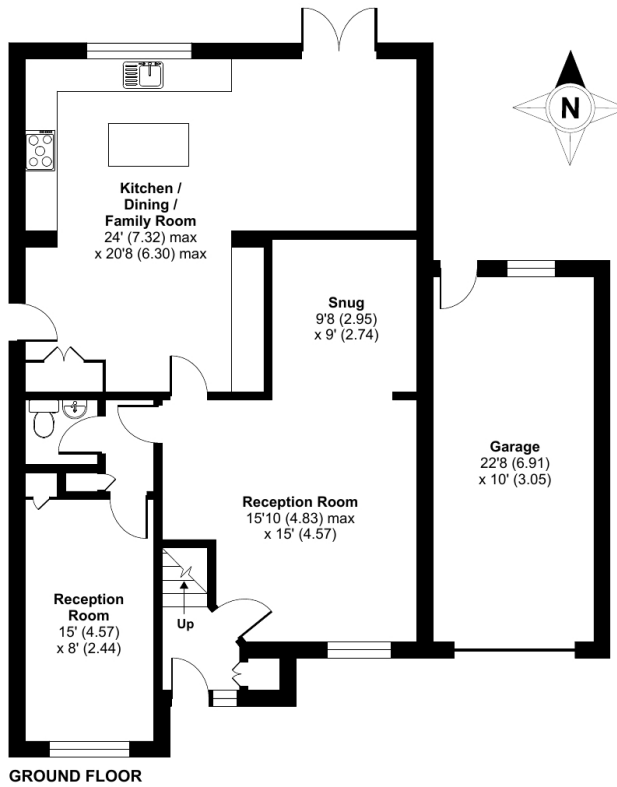
Woodman Mead, Warminster, BA12

Approximate Area = 1572 sq ft / 146 sq m

Garage = 225 sq ft / 20.9 sq m

Total = 1797 sq ft / 166.9 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 2024. Produced for Cooper and Tanner. REF: 1100825

WARMINSTER OFFICE

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