

Orchard Close

Warminster, BA12 0BT

COOPER
AND
TANNER



£350,000 Freehold

A deceptive modern four bedroom semi detached home that is located in an elevated corner position in a favoured cul de sac with views towards the town. The garage is currently being used as a study / office and utility room. The home has the advantage having a family bathroom, and an additional en-suite along with upvc double glazing and gas central heating. Outside a long driveway offers parking for five cars. Viewing advised.

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THE HOME

A pleasing and deceptive modern four bedroom semi detached having brick elevations under a traditional tiled roof, and located in an elevated corner position in a favored cul de sac. The property also has views towards the town and beyond. The property offers excellent family living and also has a large driveway offering parking for five cars and generous gardens. Other advantages include upvc double glazing and gas central heating. Viewing advised.

ACCOMMODATION

Entrance porch, lounge with stairs to first floor, fitted kitchen with door to the rear garden, dining room with access to garage / study / utility room, first floor landing with access to the four bedrooms, En-Suite and family bathroom.

OUTSIDE

At the front a long tarmac / gravel provides access and ample parking for five cars. The garden is mainly lawned and incorporates hedging and planting. At the rear is a patio area and steps up to a level lawned garden area.

LOCATION

The historic market town of Warminster is set in beautiful surroundings and offers a wide range of shopping and leisure facilities to include library, sports centre, Snap gym, swimming pool, pre/ primary / secondary / private 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. Warminster train station has connections to Bath/ Bristol / Bradford on Avon / Westbury/ Paddington /Reading. Junction 18 / M4 is 18 miles (29km) 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 which is 30 miles (48 km) west. Bath and Salisbury are about 20 miles away. The A303 is about 10 miles to the south.







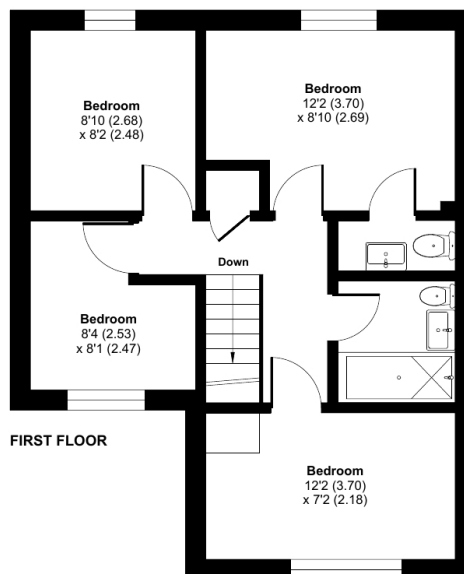
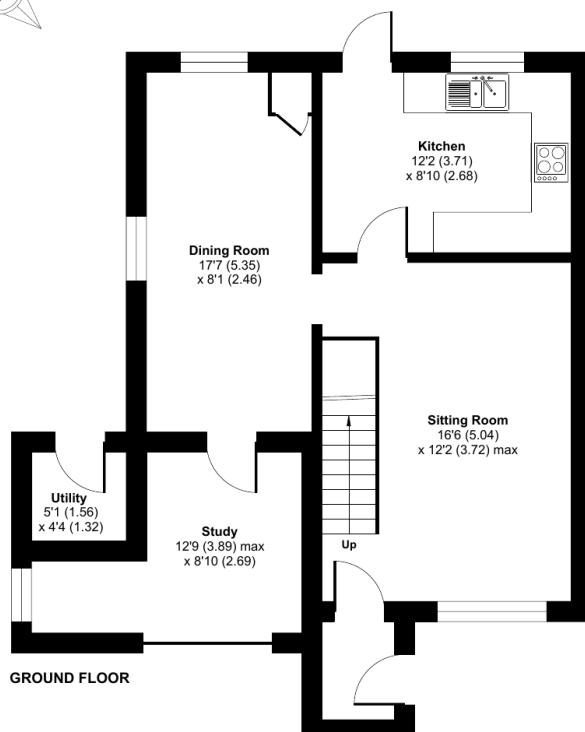
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Approximate Area = 1054 sq ft / 97.9 sq m

Outbuilding = 20 sq ft / 1.8 sq m

Total = 1074 sq ft / 99.7 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: 1385537

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