

# Eastleigh Wood Lane

Bishopstrow, BA12 7BE

COOPER  
AND  
TANNER



## £675,000 Freehold

A charming four bedroom semi detached cottage that used to form part of the Eastleigh Court Estate. The home has had numerous improvements carried out over recent years. The home is set in an enviable location along Eastleigh Wood Lane in the popular village of Bishopstrow. The property enjoys far reaching views over fields and woodland. The home has generous grounds and parking that extend to approx. 0.27 acres.



# Eastleigh Wood Lane

## Bishopstrow

### BA12 7BE

 3  3  1 EPC D

## £675,000 Freehold

### DESCRIPTION

A charming four bedroom semi detached cottage that used to form part of the Eastleigh Court Estate. The home has had numerous improvements carried out over recent years by the present owners, and is set in an enviable location along Eastleigh Wood Lane in the popular village of Bishopstrow. The home has generous grounds and parking that extend to approx. 0.27 acres. The property is close to Woodland and countryside walks and viewing comes highly recommended.

### ACCOMMODATION IN BRIEF

Boot room / porch, generous kitchen with a range of fitted units, Aga with brick surround, tiled flooring and doors to the rear garden, sitting room with brick fireplace and wood burner, utility room with sink and storage, laundry room. On the first floor a landing gives access to the four bedrooms and family bathroom.

### OUTSIDE

At the front is a pleasing area of garden that is laid to lawn and enclosed with hedging. At the side is a gravel path along with a paved patio and gravel area and area offering an ideal space for alfresco dining. At the rear is a large level gravel area with gated access. This area provides parking and storage and is enclosed with fencing and hedging, this area of land could also be used as an orchard or allotment.

### LOCATION

Bishopstrow is home to the Bishopstrow House Hotel, Bishopstrow College and the Wessex National Trust HQ, it also has a playing field, village hall and church and borders the Cranborne Chase and West Wiltshire Downs area of outstanding natural beauty. Warminster has an excellent range of shopping and leisure facilities from a recently built Waitrose supermarket, to more individual shops selling clothes, antiques and a variety of goods. There is a railway station with a link to London. Connections to the A36 and A303 are good with Bath, Bristol and Salisbury all within a commutable distance. Local schooling is good with Warminster having well respected Private and State schools, Westbury, Frome, Bath and Salisbury also have a good range of schools for all ages. The countryside around is a mixture of arable and pastureland with excellent leisure pursuits at Salisbury Plain, Longleat, Cley Hill, Shearwater and Stonehenge, all on the doorstep.











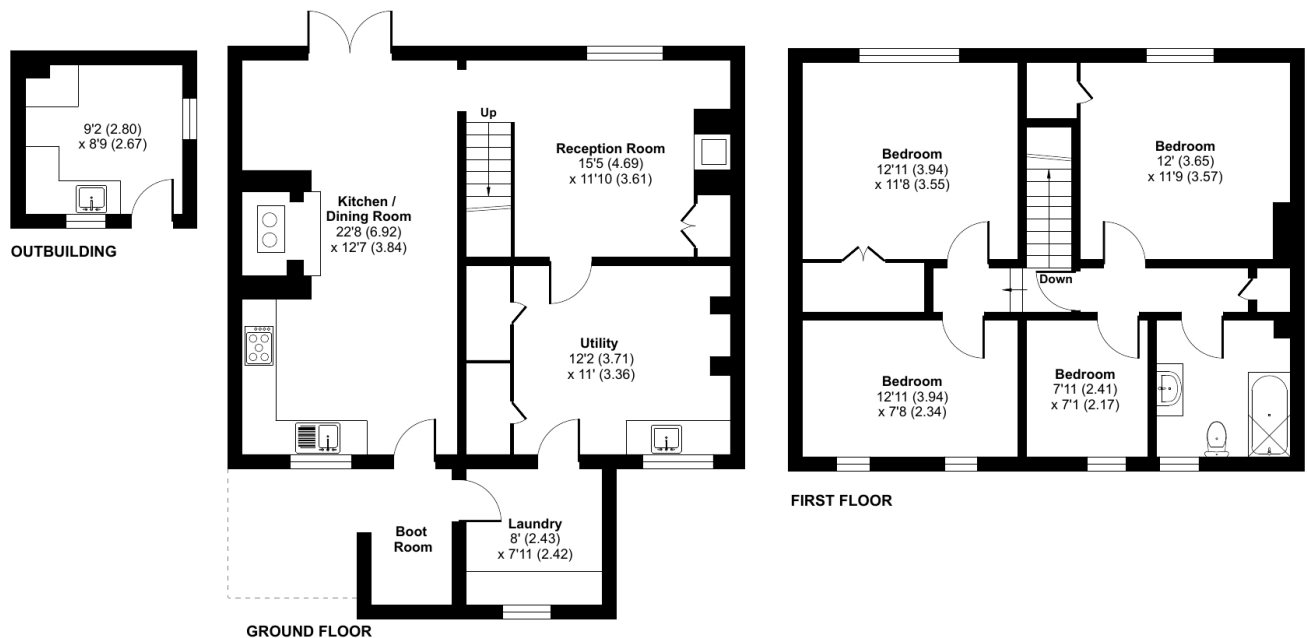
## Eastleigh Wood Lane, Bishopstrow, Warminster, BA12

Approximate Area = 1432 sq ft / 133 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 1512 sq ft / 140.4 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: 1296784

### WARMINSTER OFFICE

Telephone 01985 215579

48-50, Market Place, Warminster, Wiltshire BA12 9AN

[warminster@cooperandtanner.co.uk](mailto:warminster@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



**RICS**



**OnTheMarket**