



7 Lower Marsh Road, Warminster,  
Wiltshire, BA12 9PB

Guide Price - £675,000

COOPER  
AND  
TANNER





# 7 Lower Marsh Road, Warminster, Wiltshire, BA12 9PB

 4  3  3 EPC F

Guide Price - £675,000 - Freehold

## Description – (Approx 1896 sq ft)

Cooper and Tanner are delighted to offer this fantastic opportunity to purchase this outstanding and immaculately presented detached residence. This wonderful home is located on the popular Crockerton side of the town and is also positioned close to the established nature reserve, and countryside / woodland walks.

This property offers generous living accommodation that is ideal for a growing family and is presented in beautiful condition. The home has the advantage of backing onto fields and having outstanding far-reaching views over grazed fields at the rear and beyond. The accommodation comprises a storm porch have an arch and door to the main galleried entrance hall with stairs to the first floor, and access to the ground floor shower room and WC.

The sitting room has a feature fireplace with wood surround and marble, sliding doors open to the substantial conservatory with tiled flooring and doors to the outside. The kitchen is complimented with a wide range of panelled wall and base units with marble tops and various integrated appliances including a hob, oven and dishwasher. The separate dining room also has sliding doors that give direct access to the conservatory.

On the first floor a landing gives access to the generous four bedrooms, master en-suite and the family bathroom. Three of the bedrooms have fitted wardrobes.

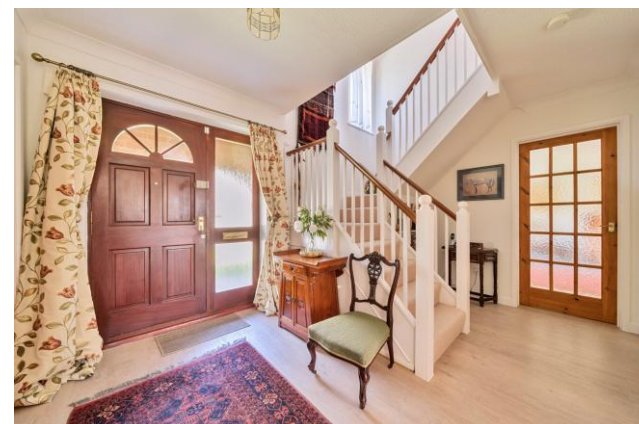
## Outside

At the front a private driveway offers ample parking and gives access to the double garage. The front garden has a level lawn area along with hedging, planting and various shrubs. At the rear is a beautiful, landscaped garden that incorporates lawn, young trees, planted borders and pathways. A patio area provides a good seating and BBQ area.

## Garage

Double garage with two up and over doors, power and light. There is a door to the rear garden with a window to the side

**Viewing – By appointment only**

















## Location

The historic market town of Warminster on the western edge of Salisbury Plain, offers a wide range of shopping including Waitrose, Lidl and Morrisons and leisure facilities including library, sports centre, Snap gym, swimming pool, churches, doctors' and dentists' surgeries, hospital, and post office.

There is a wide selection of both state and private schools in the area, including Warminster School, Dauntsey's, Port Regis, Hazlegrove, King's Bruton, Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools. There are many places of interest to visit in the locality such as the Longleat Estate, Old Wardour Castle, Sherborne Castle, Stourhead Gardens, Wilton House and Stonehenge.

Warminster also benefits from a main line railway station to London Waterloo or Paddington (80 mins) and Bristol (60mins) whilst the nearby A303 provides excellent road links to London to the east, Exeter to the west and Bristol airport to the north-west.



### Local Information

**Local Council:** Wiltshire Council

**Council Tax Band:** F

**Heating:** Central heating to radiators

**Services:** Mains Drain, Electricity, Gas and Water

**Tenure:** Freehold



### Motorway Links

- A303/M3/A361/A350
- M4



### Train Links – From Warminster to:

- London (Paddington / Waterloo)
- Salisbury
- Westbury / Bath / Bristol

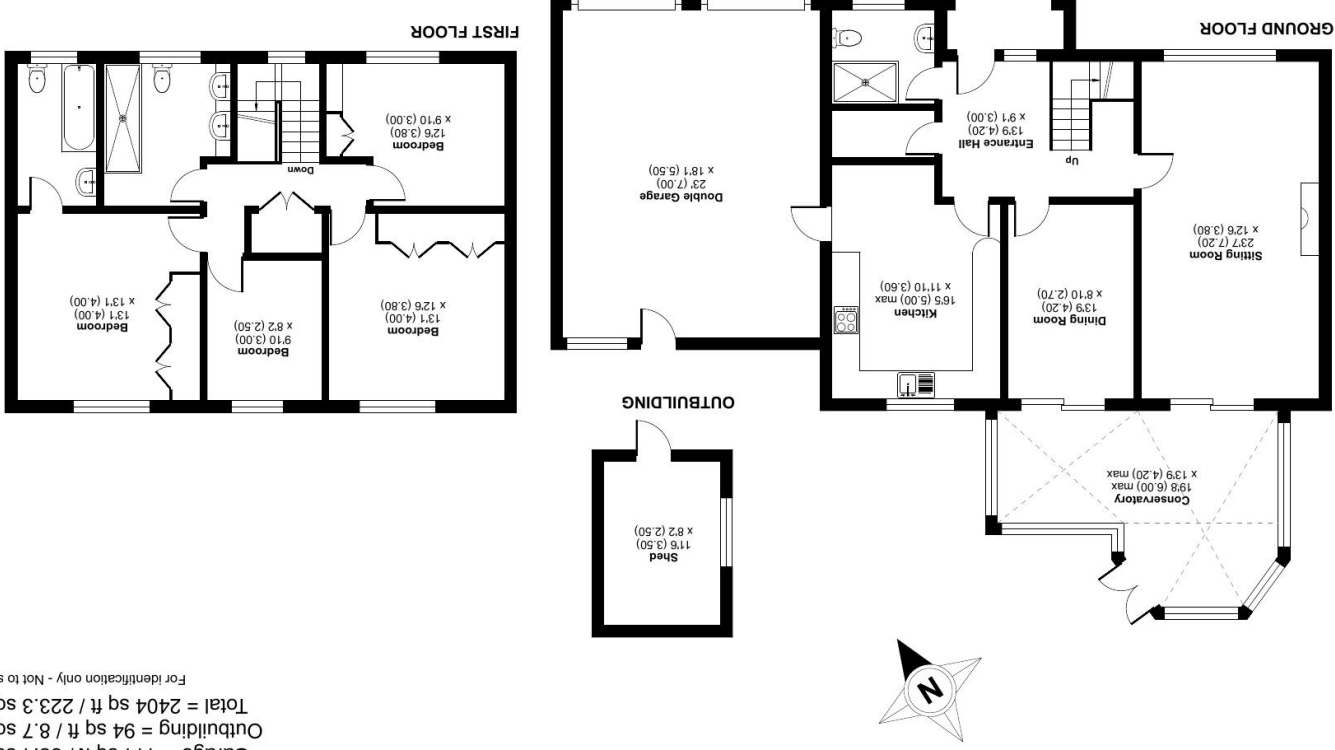


### Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA

## Lower Marsh Road, Warmminster, BA12

Approximate Area = 1896 sq ft / 176.1 sq m  
Garage = 414 sq ft / 38.4 sq m  
Outbuilding = 94 sq ft / 8.7 sq m  
Total = 2404 sq ft / 223.3 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). © richcom 2025. Produced for Cooper and Tanner. REF: 1282782

**WARMINSTER OFFICE**  
telephone 01985 215579  
48/50 Market Place, Warminster BA12 9AN  
[warminster@coopertanner.co.uk](mailto:warminster@coopertanner.co.uk)

**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.



**COOPER  
AND  
TANNER**