

Brook Street

Warminster, BA12 8DN

COOPER
AND
TANNER



£440,000 Freehold

This individual four bedroom detached house is set back with its own private entrance and enjoys views across the town and is close to countryside walks. The house is well presented and it is a really good size providing good sized accommodation throughout. It boasts a large sunny garden to the rear which is fully landscaped with plenty of seating areas. It offers a double garage and driveway parking which is fully enclosed.

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DESCRIPTION

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OUTSIDE

The property is approached through electric gates and offers parking. There is a double garage to the side. There are steps up to the front door with a dwarf all and railings. There is gated access to the side. The garden is a stand out feature of the property which has designed and is beautiful. There is a really good size patio area that leads round to the side and there is artificial grass. It is totally secluded and here there is room for entertaining, with a seating area and room for a hot tub. There is a graveled pathway and steps that leads up to the first part which is enclosed and laid to lawn with a garden shed and areas for seating. At the side the steps lead up the the second part of the garden which is laid to lawn with established shrubs and is totally secluded.

COUNCIL TAX

Band ' D '

LOCATION

The historic market town of Warminster 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.







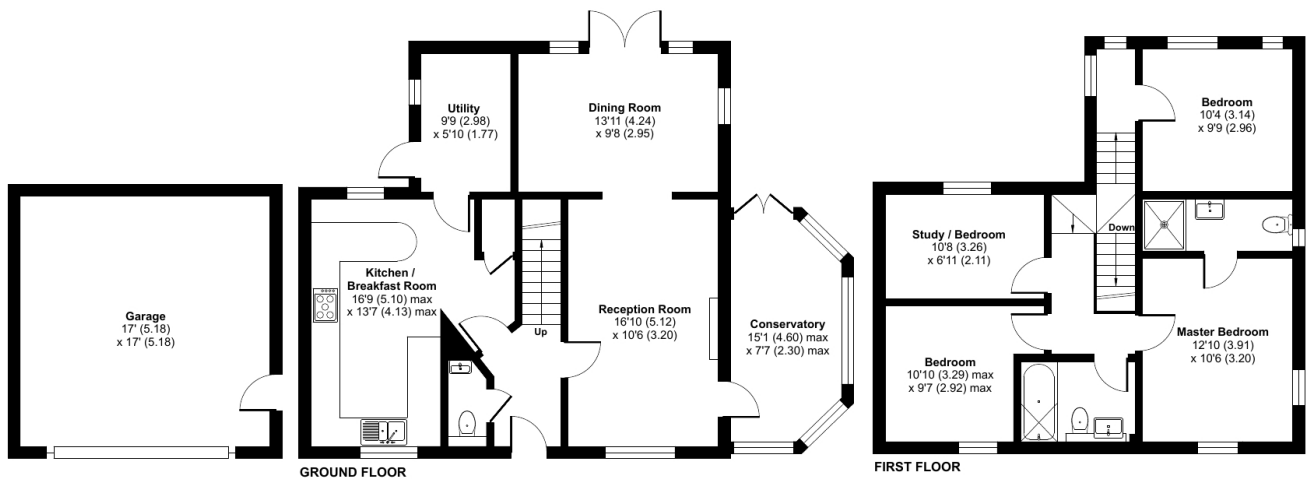
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Approximate Area = 1379 sq ft / 128.1 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 1668 sq ft / 154.9 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: 1306505

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