

Woodman Mead

Warminster, BA12 8TE

COOPER
AND
TANNER



£460,000 Freehold

We are pleased to offer for sale this four bedroom detached house tucked away in a quiet cul-de-sac within easy walking distance of the town centre. It would suit a family and all the bedrooms are doubles. The main feature is that it boasts a large rear private garden backing onto countryside. There is an integral garage and driveway parking for 4 cars.

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DESCRIPTION

We are pleased to offer for sale this four bedroom detached house tucked away in a quiet cul-de-sac within easy walking distance of the town centre. It would suit a family and all the bedrooms are doubles. The main feature is that it boasts a large rear private garden backing onto countryside. There is an integral garage and driveway parking for 4 cars. The accommodation comprises and entrance hall, downstairs cloakroom, door into the garage, sitting room with a feature fireplace, large kitchen/breakfast room with natural lime stone floor, with a dining area one end with patio with double doors leading to the rear garden. It is fitted with a range of wall and base units with quartz worksurface with a breakfast bar, built in double ovens with an electric hob and extractor over, wine cooler fridge, space for an American fridge/freezer, integrated dishwasher and space for a washing machine. There is a side door to the garden. Leading upstairs there is a master bedroom with an en suite and fitted wardrobes, three double bedrooms and a family bathroom.

OUTSIDE

The property is approached over a tar macadam driveway with a gravelled area at the side which leads to the front door. There is a garage which is integral. There is access to the side. At the rear of the property the garden is a fantastic size and is privately enclosed and looks out across open countryside. There is a large patio area with steps that lead down to a large lawn enclosed by panelled fencing.

COUNCIL TAX

BAND 'E

LOCATION

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.



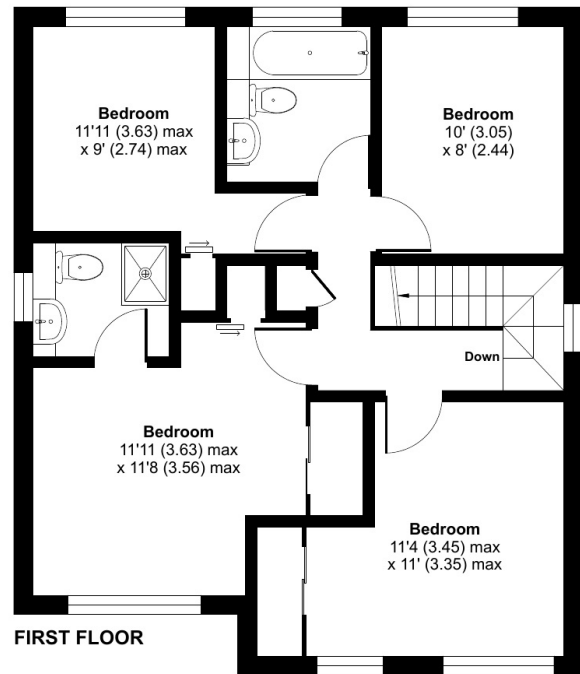
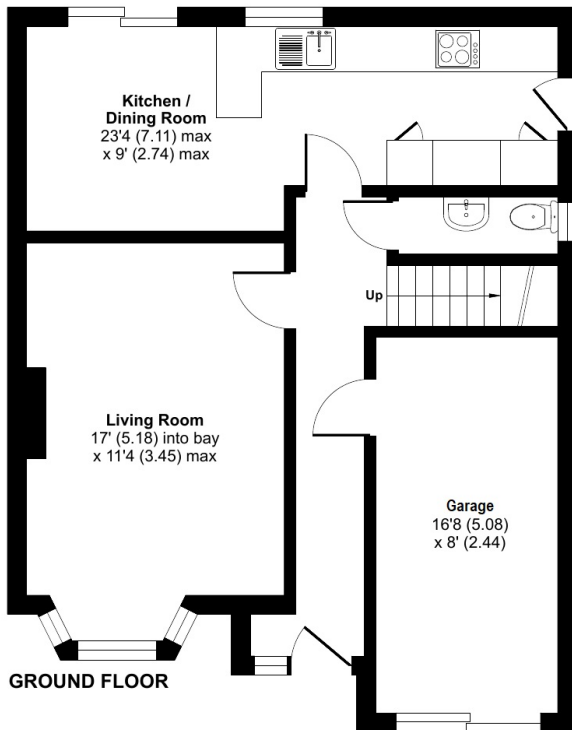




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Approximate Area = 1268 sq ft / 117.8 sq m

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: 1111444

WARMINSTER OFFICE

Telephone 01985 215579

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

warminster@cooperandtanner.co.uk

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