



41 Sambourne Road, Warminster,  
Wiltshire, BA12 8LL

Offers in the region of - £550,000

COOPER  
AND  
TANNER







# 41 Sambourne Road, Warminster, Wiltshire, BA12 8LL

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Offers in the region of - £550,000 Freehold

## Description – (Approx 2174 sq ft)

An outstanding opportunity to purchase one of Warminster's hidden historic residences set in substantial established grounds. The home is constructed of natural stone and brick elevations under a tiled roof.

This impressive period home is believed to date back to the 1700's. Various additions were added in the 1920's.

We are informed that the home was originally used as a coaching inn, as back in the day, some towns used to 'close' after dark, and travellers would have to stop over before resuming their journeys to and from London.

It has also been confirmed by way of old newspaper archives, that in the 1800s the house was used as a girls boarding school.

The 'whole' original house, comprising 41, 43, 45 and 39 across the courtyard was the family home of the 6th marquess of bath while he held the honorary title of Viscount Weymouth.

It seems highly likely that No. 41 was the nursery wing, and that the addition of the kitchen and the rooms above were carried out by the then Viscount Weymouth around the 1920s.

The accommodation in brief comprises of entrance hall, four reception rooms, kitchen, utility room, cloakroom, first floor landing, four bedrooms, family bathroom.

**Outside** – No 41 owns the access driveway and courtyard that gives access to the parking and single garage and workshop.

The home has substantial established level grounds with trees and hedging offering a high degree of privacy. Within the grounds are remains of substantial former part brick and wood greenhouse that could be restored back to former glory.

**Garage** – Single garage with up and over door. (Residue of 999 year lease)

**Parking** – Private resident parking

















## Location

The town of Warminster offers a wide range of cafes and shopping and leisure facilities to include library, theatre, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, vets, 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 / Salisbury / Westbury / Paddington /Reading. Junction 18 / M4 is 18 miles (29km) away.

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 is 30 miles (48 km) west, Bath and Salisbury are about 20



### Local Information

**Local Council:** Wiltshire Council

**Council Tax Band:** TBC

**Heating:** Oil central heating (gas connection)

**Services:** Mains Drainage, Electricity and Water

**Tenure:** Freehold



### Motorway Links

- A303/M3/A361/A350
- M4



### Train Links

- Westbury
- Warminster



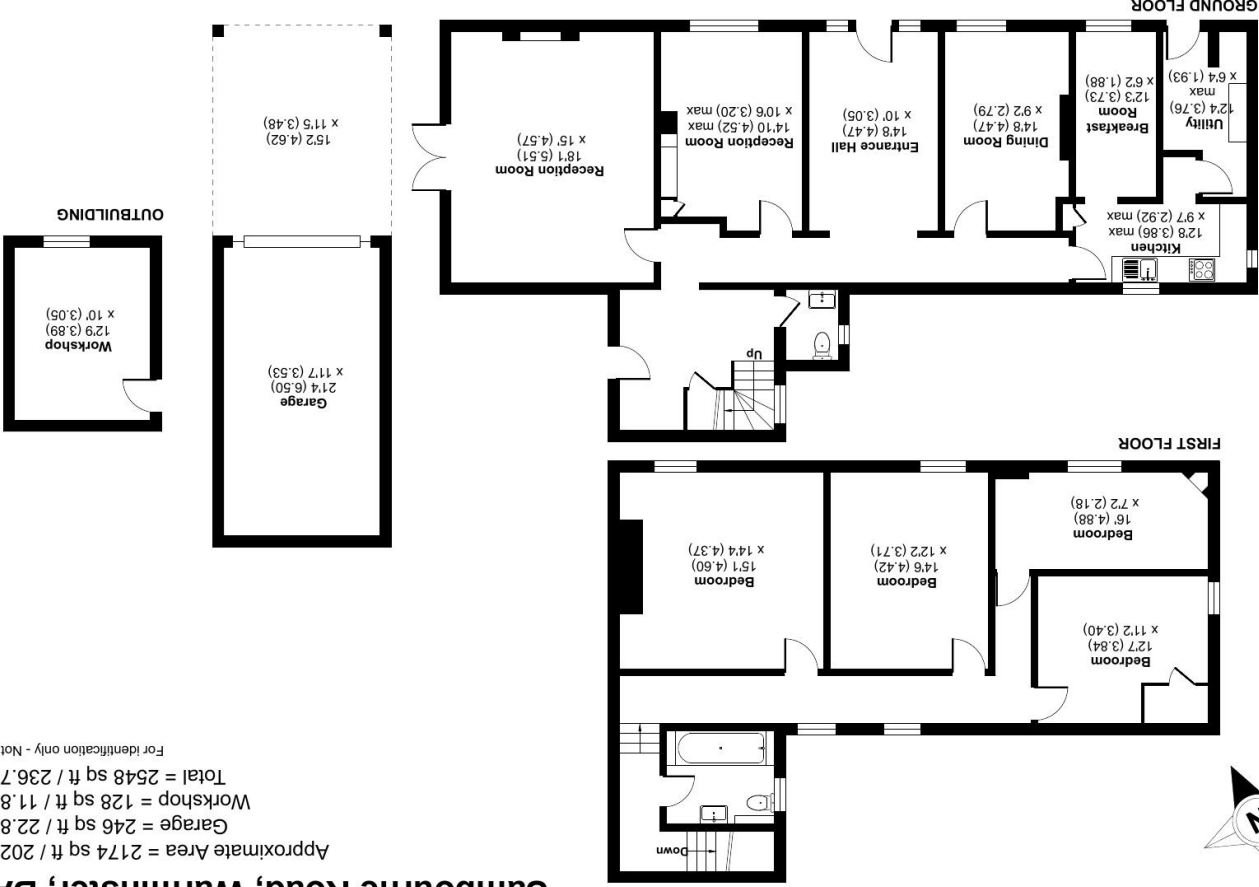
### Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA

## Sambourne Road, Warmminster, BA12

Approximate Area = 2174 sq ft / 202 sq m  
Garage = 246 sq ft / 22.8 sq m  
Workshop = 128 sq ft / 11.8 sq m  
Total = 2548 sq ft / 236.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
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