

Folly Lane

Warminster, BA12 7RG

COOPER
AND
TANNER



£385,000 Freehold

A lovely and deceptively spacious extended three bedroom detached bungalow having part stone and brick elevations under a tiled roof. The property is located in an exclusive non estate position off Folly Lane that lies on the Frome side of the town. Parking, gardens and single garage.

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DESCRIPTION

A lovely and deceptively spacious extended detached bungalow having part stone and brick elevations under a tiled roof. The property is located in an exclusive non estate position off Folly Lane that lies on the Frome side of the town. The home offers excellent family living with the accommodation in brief comprising an entrance vestibule, main hall, sitting room with wood burner and door to separate dining room and conservatory, fitted kitchen, three bedrooms, en-suite, built in wardrobes, family bathroom.

OUTSIDE

At the front part shared driveway gives access to the parking and single garage with up and over door, rear window and pedestrian door. The front garden has lawn and a gravel area. A side gate gives access to the substantial rear garden that is laid to lawn and incorporating established borders, bushes and young trees.

LOCATION

The historic market town of Warminster is set in beautiful surroundings and 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





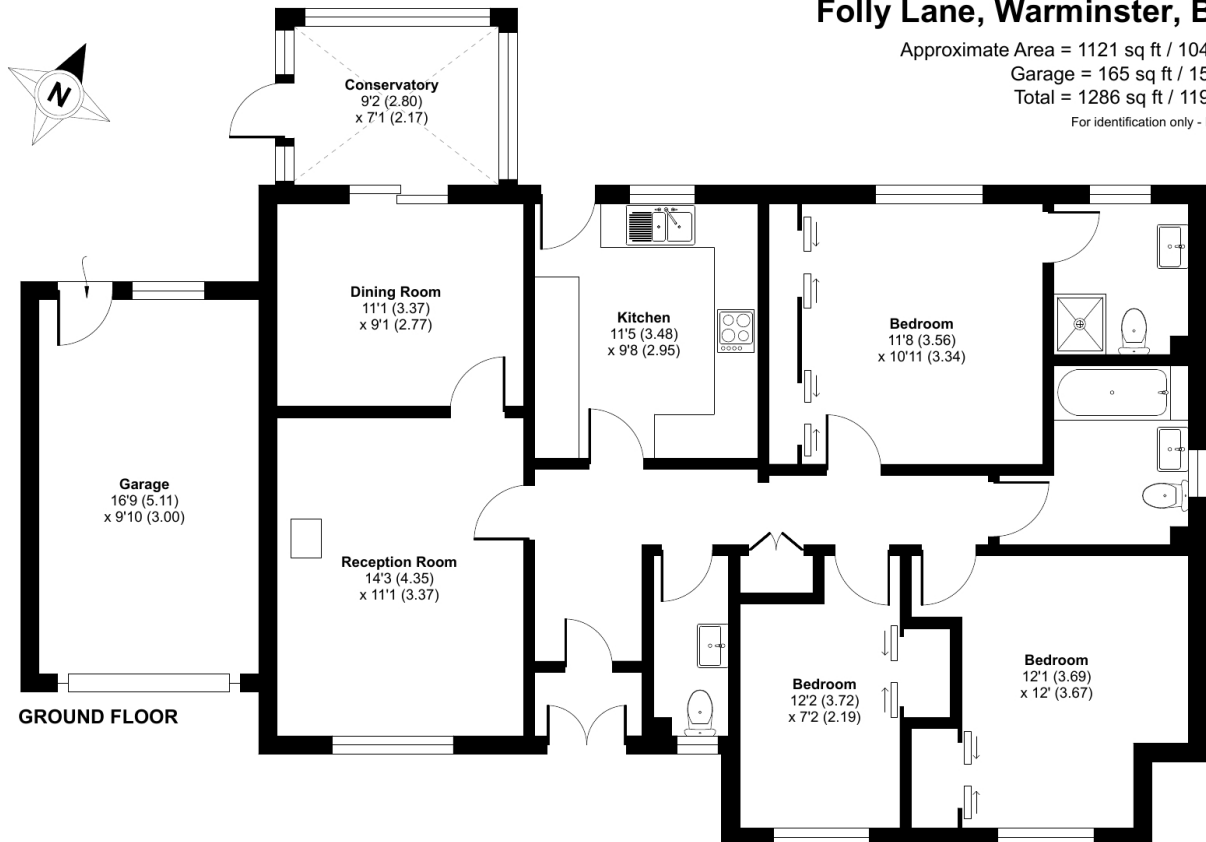
Folly Lane, Warminster, BA12

Approximate Area = 1121 sq ft / 104.1 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1286 sq ft / 119.4 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). © ncthecom 2025. Produced for Cooper and Tanner. REF: 1266956

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