

# Bradfield Close

Warminster, BA12 9JT

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## £445,000 Freehold

A delightful detached four bedroom family home that is situated in a desirable exclusive cul de sac on the popular Salisbury side of the town. This wonderful home has been pleasingly maintained and enjoys views over the neighbouring fields and views beyond towards Southleigh Woods. The home also has the advantage of a separate dining room and study. Outside a drive offers parking and gives access to a car port and a longer than standard single garage. Established front and rear gardens.

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## Warminster

### BA12 9JT

 4  3  2 EPC C

## £445,000 Freehold

### DESCRIPTION

A delightful detached four / five bedroom family home that is situated in a desirable exclusive cul de sac on the popular Salisbury side of the town. This wonderful home has been pleasingly maintained and enjoys views over the neighboring field and views beyond towards Southleigh Woods. The home also has the advantage of a separate dining room and study.

The accommodation comprises an entrance hall with stairs to the first floor, and access to the ground floor WC, sitting room with patio doors to the rear garden, dining room, fitted kitchen with a range of integrated appliances. Study / bedroom five. A first floor landing gives access to the four principle bedrooms and family bathroom. The master room has an en-suite.

### OUTSIDE

Outside a drive offers parking and gives access to a car port and single garage. Established front and rear gardens having lawn, bushes, hedging and patio.

### 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.









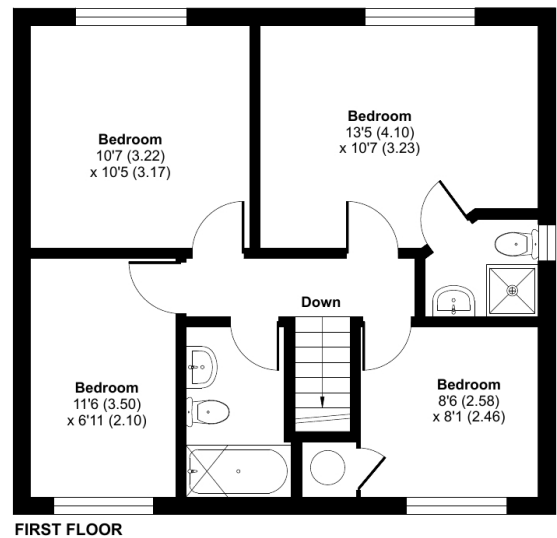
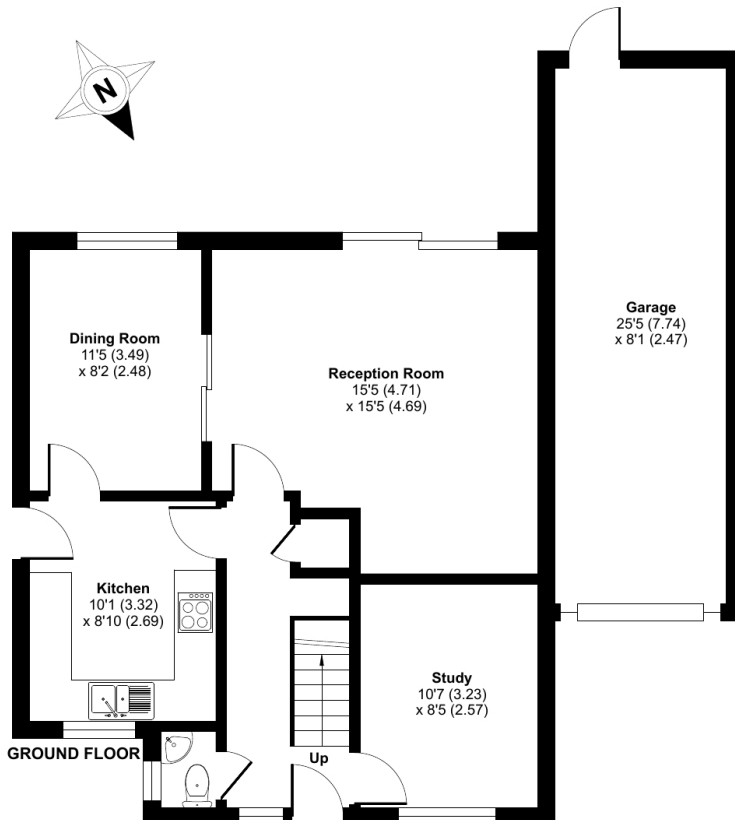
## Bradfield Close, Warminster, BA1

Approximate Area = 1151 sq ft / 106.9 sq m

Garage = 206 sq ft / 19.1 sq m

Total = 1357 sq ft / 126 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). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1278507

### WARMINSTER OFFICE

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