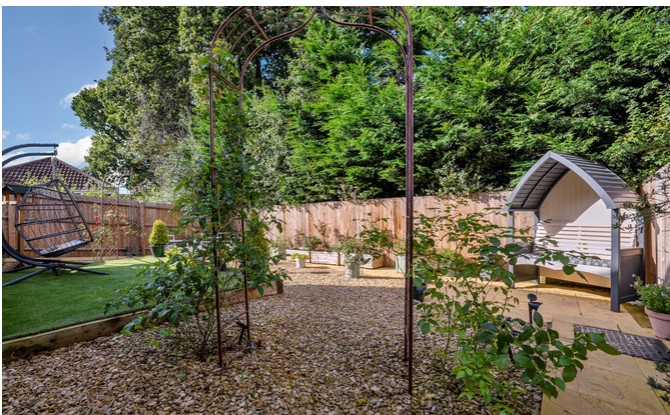


# Kestrel Close

Warminster, BA12 8FZ

COOPER  
AND  
TANNER



## £432,000 Freehold

A truly outstanding detached 'Redrow Home' constructed of brick and rendered elevations under a tiled roof. This fantastic residence has been beautifully presented with a tasteful design throughout. The property is located in an exclusive cul de sac on the Frome side of the town. The home offers four good bedrooms along with an en-suite and family bathroom. Landscaped gardens, parking and single garage.

# Kestrel Close

## Warminster

### BA12 8FZ

 4  2  2 EPC TBC

## £432,000 Freehold

### DESCRIPTION

Cooper and Tanner are delighted to offer this lovely residence that has been lovingly presented by the present owners along with a tasteful decoration and design theme throughout. The property is in immaculate order, and offers the perfect home for a family. This wonderful home is located in an exclusive cul de sac that is on a very popular and recently constructed estate on the Frome side of the town. The home is also close to local walks and Cleyhill. The accommodation in brief comprises an entrance hall with stairs and access to the WC cloakroom. A stunning sitting room has a feature fireplace surround and bay window to the front. The spacious kitchen has a wide range of panel fronted wall and base units with a range of integrated appliances, a door gives access to the utility room with plumbing and sink, and a further door leads to the WC. The dining area has glazed windows and doors to the rear garden and patio. On the first floor a landing gives access to the four bedrooms, en-suite and the luxurious family bathroom. As sole selling agents we strongly urge the importance of an immediate viewing to fully appreciate.

### OUTSIDE

At the front, a driveway provides parking for two cars, and gives access to the single garage with power and light. The front and rear gardens have been beautifully landscaped and incorporate lawn, paved patio and gravel areas. The garden is enclosed with close board fencing and back onto trees and green space.

### GARAGE

Single garage with up and over door, power and light.

### PARKING

Drive offers two parking spaces

### 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.

### TAX BAND

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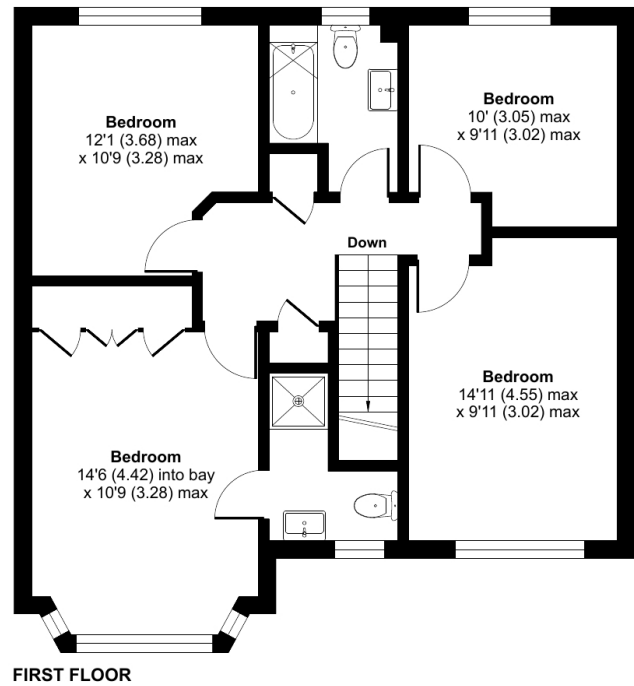
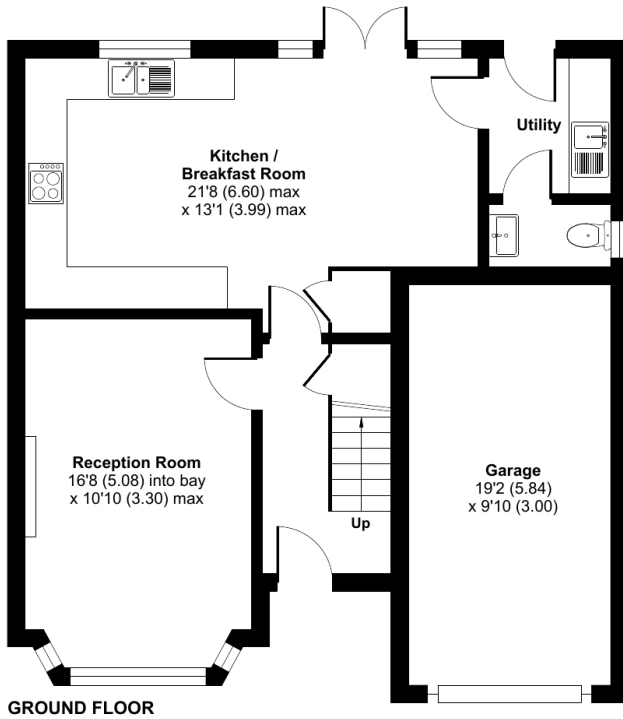
## Kestrel Close, Warminster, BA12

Approximate Area = 1314 sq ft / 122.1 sq m

Garage = 185 sq ft / 17.2 sq m

Total = 1499 sq ft / 139.3 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: 1180837

### WARMINSTER OFFICE

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