

# Bourbon Close

Warminster, BA12 9PH

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## £330,000 Freehold

An outstanding detached two bedroom detached bungalow situated in a desirable cul de sac on the Crockerton side of the town. This beautiful home has had many tasteful improvements carried out by the present owners and has also been re-configured from the original layout to provide a much better living arrangement. Outside you will find landscaped grounds, driveway and a single garage. Viewing highly advised.

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## Warminster

### BA12 9PH

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### DESCRIPTION

An outstanding detached detached bungalow that is situated in a desirable cul de sac on the Crockerton side of the town. This beautiful home has had many tasteful improvements carried out by the present owners and has also been re-configured from the original layout to provide a much better living arrangement. The property benefits from gas central heating and double glazing. The accommodation comprises entrance hall, kitchen, dining room, lounge / garden room, two bedrooms with fitted wardrobes, family bathroom. . Viewing highly advised

### OUTSIDE

Outside you will find landscaped grounds that are neatly tended and incorporate various plants, shrubs, young trees , hedging, lawn and patio areas. A driveway offers off street parking and gives access to the single garage.

### LOCATION

The historic market town of Warminster on the western edge of Salisbury Plain, offers a wide range of shopping including Waitrose, Lidl and Morrisons and leisure facilities including library, sports centre, Snap gym, swimming pool, churches, doctors' and dentists' surgeries, hospital, and post office.

There are a wide selection of both state and private schools in the area, including Warminster School, Dauntseys, Port Regis, Bryanston, Hazlegrove, Kings Bruton, Sherborne, Bruton, Milfield, Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools. There are many places of interest to visit in the locality such as the Longleat Estate, Old Wardour Castle, Sherborne Castle, Stourhead Gardens, Wilton House and Stonehenge.

Warminster also benefits from a main line railway station to London Waterloo or Paddington (80 mins) and Bristol (60mins) whilst the nearby A303 provides excellent road links to London to the east, Exeter to the west and Bristol airport to the north-west.







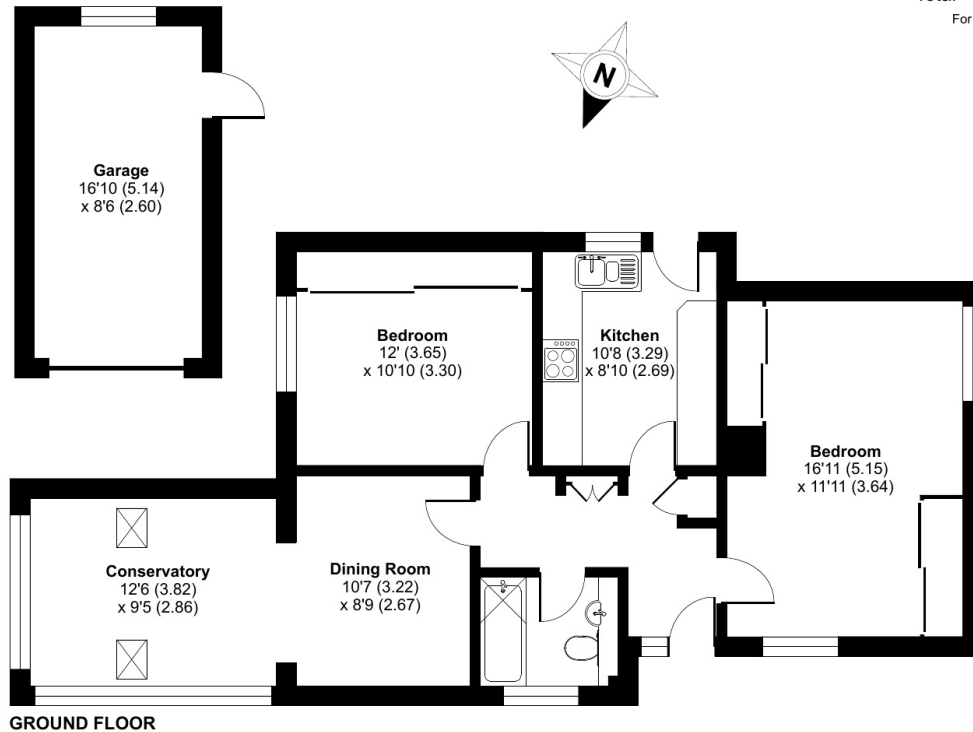
## Bourbon Close, Warminster, BA12

Approximate Area = 797 sq ft / 74 sq m

Garage = 143 sq ft / 13.3 sq m

Total = 940 sq ft / 87.3 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: 1266054

### WARMINSTER OFFICE

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