

Boreham Road

Warminster, BA12 9JN

COOPER
AND
TANNER



£490,000 Freehold

A outstanding opportunity to acquire one of these unique 4/5 bedroom detached homes that has the advantage of a self contained annexe. This super home is located on the desirable Boreham Road in a private cul de sac. Outside a drive offers parking for three cars and gives access to the double garage. Pleasing enclosed garden.

Boreham Road Warminster BA12 9JN

 5  2  3 EPC D

£490,000 Freehold

DESCRIPTION

We are delighted to bring to the market this individual detached family residence that is located along the desirable Boreham Road. This pleasing and beautifully decorated home has spacious living accommodation and has had numerous improvements and tasteful upgrades carried out by the present owners. As selling agents we strongly recommend an internal viewing to fully appreciate. The accommodation comprises a large entrance hall with staircase giving access to the first floor and WC. The kitchen is fitted with a range of wall and base units and has doors to the rear and an opening to the dining room and conservatory. A naturally light lounge has a feature fireplace. On the first floor a landing gives access to the four bedrooms, en-suite and family bathroom. The home has double glazing and gas central heating.

ANNEXE

At the side of the double garage a door gives access to the store / kitchen area and a spiral staircase that leads up to the generous lounge with exposed beams, kitchenette area, and shower room. A door gives access to a loft area..

DOUBLE GARAGE

Having double up and over door with inner access door to the annexe entrance. Power and light.

OUTSIDE

At the front is an area of garden having lawn, hedging and planting. A gate gives access to the rear generous rear garden having a paved patio, lawn and fencing.

LOCATION

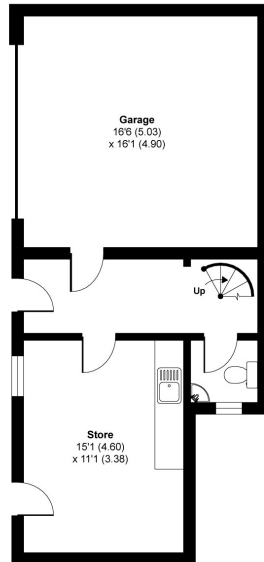
The historic market town of Warminster is set in beautiful surroundings and offers a wide range of shopping and leisure facilities to include library, sports centre, Snap gym, swimming pool, pre/ primary / secondary / private schools, churches, doctors' and dentists' surgeries, hospital, and post office. 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.



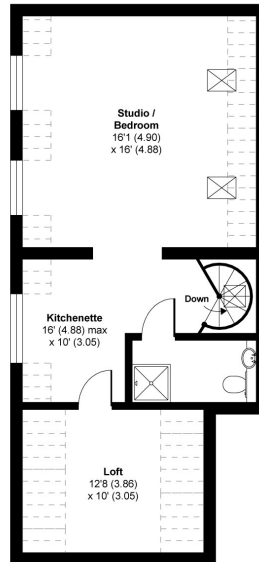


Boreham Road, Warminster, BA12

APPROX. GROSS INTERNAL FLOOR AREA 2517 SQ FT 233.8 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE & ANNEXE)

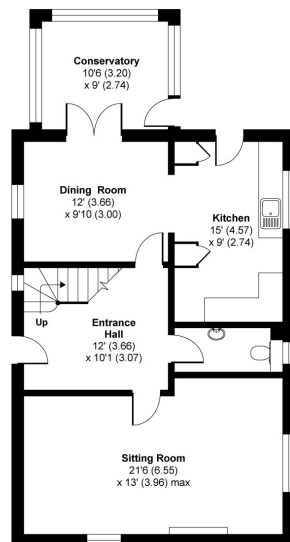


ANNEXE GROUND FLOOR

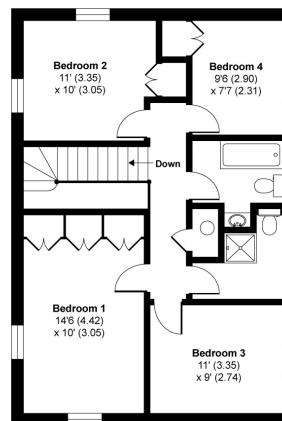


ANNEXE FIRST FLOOR

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2020 Produced for Cooper and Tanner REF : 575866

WARMINSTER OFFICE

Telephone 01985 215579

48-50, Market Place, Warminster, Wiltshire BA12 9AN

warminster@cooperandtanner.co.uk

COOPER
AND
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the same as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

