



Wylde Lodge, 84 Boreham Road,
Warminster, Wiltshire, BA12 9JW

Guide Price - £995,000

COOPER
AND
TANNER



Wylve Lodge, 84 Boreham Road, Warminster, Wiltshire, BA12 9JW

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Guide Price - £995,000 - Freehold

Description – (Approx 2358 sq ft)

Cooper and Tanner are pleased to offer the outstanding 'Wylve Lodge'.

This magnificent four-bedroom home has been extended and vastly improved by the present owners and is located on the desirable Salisbury side of the town.

The home is set back off the Boreham Road within stunning walled grounds.

This superb home was constructed in 1956 in the former grounds of the main house by the then owner in view they wanted to downsize.

Meticulous attention to detail and quality has been spent on the many improvements that have been carried out over the years, including new kitchen, bathrooms, decoration, flooring, external decoration, installation of a heat pump, solar panels, double glazing and high spec external doors.

The property also enjoys bespoke German 'Hulsta' manufactured fitted wardrobes in the two main bedrooms. There is also a first floor Shower room and a Shower / Bathroom. The spacious ground

floor offers three receptions rooms, study and utility.

The home was featured in the 1959 edition of 'County Life'

Accommodation

Ground Floor - Curved entrance porch, main hallway, cloakroom WC, high end kitchen / breakfast room, sunroom, sitting room, dining room / study, utility room, inner access to the garage.

First Floor - Main landing, shower room, bathroom / shower room, four bedrooms, quality bespoke fitted wardrobes.

Outside - A large and recently re-tarmacked driveway offers parking for at least five cars, with turning and access to the garage. The vast and beautifully landscaped garden incorporates level lawned areas, paved patios for alfresco dining. The home and gardens are enclosed by natural stone walling and hedging.

Garage - Generous garage with up and over door, window to rear, power and light, inner access to the main house.









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 is a wide selection of both state and private schools in the area, including Warminster School, Kingdown Comprehensive, Dauntsey's, Port Regis, Hazlegrove, King's Bruton, 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.



Local Information

Local Council: Wiltshire Council

Council Tax Band: G

Heating: Heat pump

Services: Mains Drain, Electricity, Water.

Tenure: Freehold



Motorway Links

- A303/M3/A361/A350
- M4



Train Links – From Warminster to:

- London (Paddington / Waterloo)
- Salisbury
- Westbury / Bath / Bristol



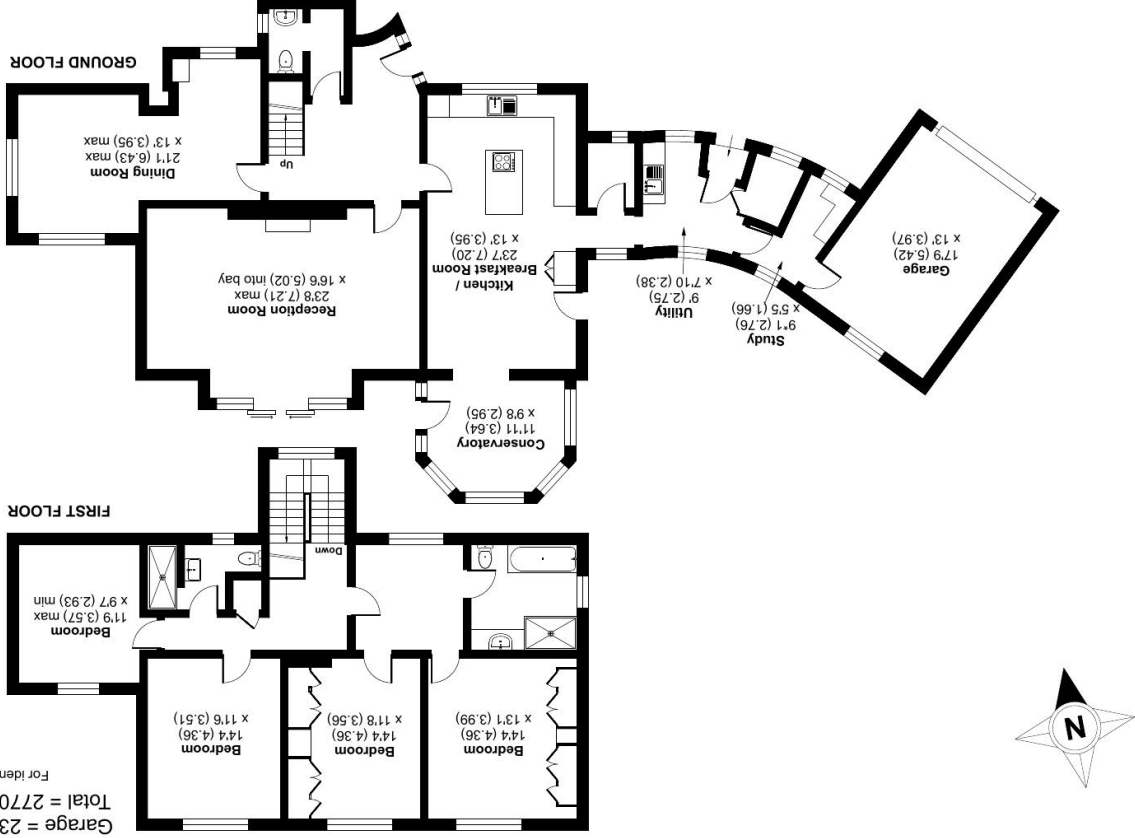
Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA



Boreham Road, Warmminster, BA12

Approximate Area = 2358 sq ft / 235.8 sq m
Garage = 232 sq ft / 21.5 sq m
Total = 2770 sq ft / 257.3 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). © richcom 2025.
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