

# Kings Orchard

Warminster, BA12 8GA

COOPER  
AND  
TANNER



**£435,000 Freehold**

An outstanding, spacious detached residence enjoying a corner position in a popular cul de sac. This home has been lovingly presented and improved by the present sellers. Parking, garaging and immaculately tended gardens and decking area. Viewing highly advised to fully appreciate.

# Kings Orchard

## Warminster

### BA12 8GA

 3  1  2 EPC C

## £435,000 Freehold

### DESCRIPTOIN

We are delighted to offer this outstanding, spacious detached residence. The property has been lovingly presented, and vastly improved by the present sellers to a very high standard and must be viewed to fully appreciate. As you enter you are greeted with a stunning galleried hallway with balustrading. The property has a tasteful and stylish decoration theme. Gas central heating and double glazing. The accommodation comprises a galleried hallway, lounge, dining room, kitchen, utility room, three bedrooms, en-suite, dressing room, bathroom. Immediate viewing available. .

### OUTSIDE

Outside to the front is a block paved parking area and access to the garage. A gate gives access to the rear of the property where you will be greeted with a stunning and neatly tended garden with planted borders and young trees. A decking area offers a pleasing area for seating and patio furniture.

### LOCATION

The town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, 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.

### COUNCIL TAX BAND

E





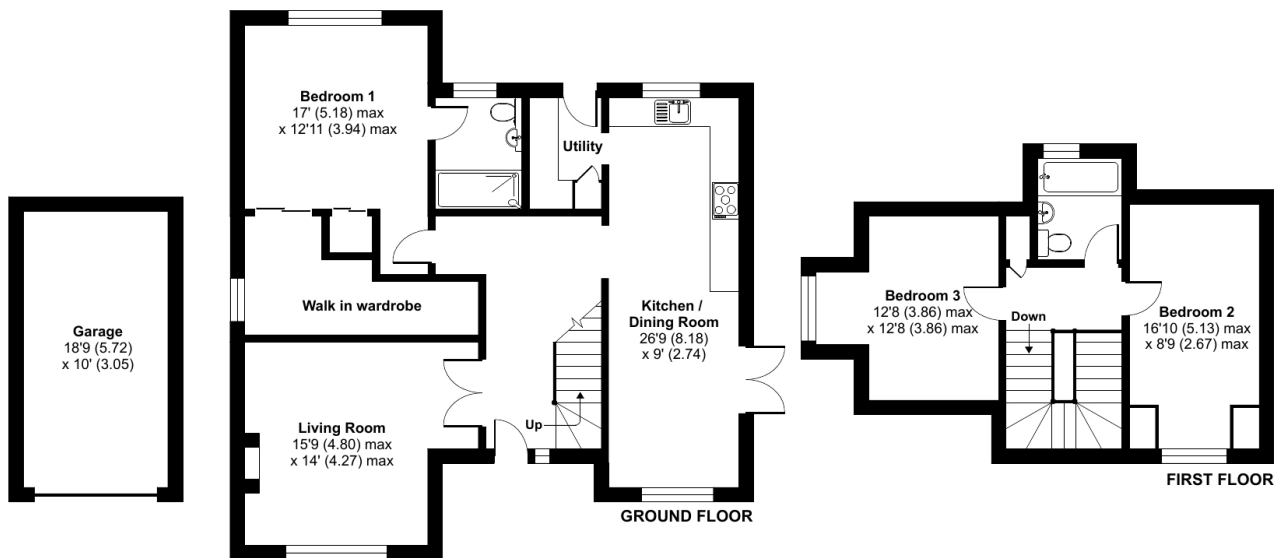
## Kings Orchard, Warminster, BA12

Approximate Area = 1436 sq ft / 133.4 sq m

Garage = 190 sq ft / 17.6 sq m

Total = 1626 sq ft / 151 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 2023. Produced for Cooper and Tanner. REF: 977256

### WARMINSTER OFFICE

Telephone 01985 215579

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

[warminster@cooperandtanner.co.uk](mailto: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 m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

