



8 Henfords Marsh, Warminster,
Wiltshire, BA12 9PA

Guide Price - £995,000 Freehold

COOPER
AND
TANNER



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 5  4  3 EPC tbc

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Description

Cooper and Tanner are delighted to offer this charming and beautifully presented five double bedroom detached family residence. This wonderful former farmhouse is situated in the most enviable tucked away location and set in substantial manicured grounds and gardens of approx. 1.37 Acres.

The home is close to the most stunning country and woodland walks including riding hacks / mountain bike tracks. This magnificent and welcoming residence has been home to the same family for many years and been lovingly maintained and presented throughout. Many improvements have been carried out over recent years including new private drainage treatment plant, boiler upgrades and servicing, window replacement and restoration, new carpeting, electrical checks and ongoing remedial works.

The accommodation in brief comprises entrance hall with staircase, snug / office, main sitting room with ornate feature fireplace, dining room with ornate feature fireplace, recessed shelving and glazed doors to rear garden, fitted kitchen and breakfast room with window to rear grounds, WC cloakroom (Antique WC not included). On the first floor a landing has access to three of the five bedrooms, master dressing area and en-suite, family bathroom, second floor landing with access

to two bedrooms and shower room. Outside a lane gives access to the private gravel drive providing parking and the double garage and integral workshop. Access doors from the workshop and main garage open to the rear grounds. The front has a neatly tended lawn with planted border and climber. At the rear is the most outstanding landscaped garden that is approx. 0.12 acres and this is laid mainly to lawn and incorporating herbaceous plants and flowering wall climbers. A wood foot bridge leads over the stream and to another tended area of level garden that is approx. 0.24 acres and incorporates lawn, trees, shrubs and hedging along with a detached wooden heated dog kennel. Another wood foot bridge gives access to the paddock that is approx. 1.01 acres.

Paddock - The paddock that used to be grazed with horses in the past is level and enclosed by hedging and having various established trees. In the corner of the paddock is the former gated entrance and an old stable. This entrance has not been used for many years and is therefore very overgrown and would need to be reinstated.

Parking - Private gravel driveway

Garage / Workshop - Double garage with up and over doors, doors to rear and integral workshop with power and light.









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, 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: F

Heating: Oil central heating.

Services: Private drainage / mains electric/private water supply.

Tenure: Freehold



Motorway Links

- A303/M3/A361/A350
- M4



Train Links – From Warminster to:

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

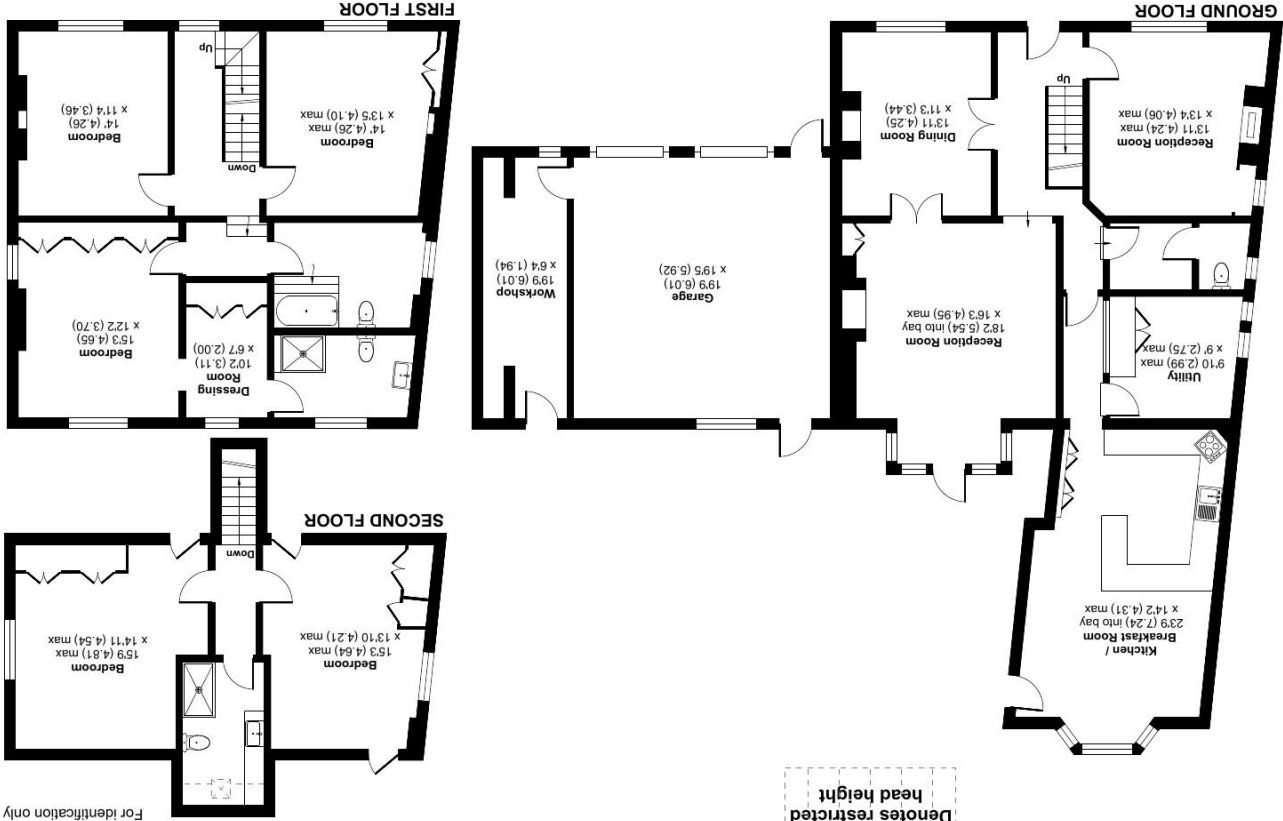


Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA

Henfords Marsh, Warmminster, BA12

Approximate Area = 2649 sq ft / 246.1 sq m
Limited Use Area(s) = 10 sq ft / 0.9 sq m
Garage = 518 sq ft / 48.1 sq m
Total = 3177 sq ft / 295.1 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). © nrichcom 2025.
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WARMINSTER OFFICE
telephone 01985 215579
48/50 Market Place, Warminster BA12 9AN
warminster@coopertanner.co.uk

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