



Gibbs, Tytherington, Warminster,
Wiltshire, BA12 7AB

Guide Price - £750,000

COOPER
AND
TANNER



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Guide Price - £750,000 - Freehold

Description – (Approx 1742 sq ft)

We are delighted to bring to the market for the first time in nearly 47 years this charming detached four bedroom cottage constructed of natural stone and part brick elevations under a tiled roof, and believed to date back to around 1835. The home has an interesting history having once been a former village shop.

The property is located in the highly desirable village of Tytherinton and complimented with views towards the historic The church of St. James that was founded in the early 12th century and towards the countryside.

The accommodation comprises an entrance porch with door leading to the morning room / snug, a door leads to the pleasing dining room and conservatory. The kitchen is fitted with a wide range of panelled green fronted modern wall and base units with worktops and incorporating some appliances.

From the kitchen access is given to the Study and ground floor WC, the main sitting room has a feature fireplace and bay window.

There are two staircases that lead up to the first-floor landing with access to the four bedrooms and family bathroom.

Outside

A gravel driveway offers ample parking and access to the entrance door and a single garage with up and over door and rear pedestrian door. The substantial grounds are mainly lawned, and have a wide range of herbaceous plants, hedging and bushes that offer a high degree of privacy and screening.

Viewing – By appointment only









Location

Tytherington is a small Wiltshire village in the southwest and is on the side of the Wylve valley and about 3.5 miles from Warminster town. The village has the historic 12th century Chapel of St James in the heart of the village. For local amenities the town of Warminster offers a wide range of shopping and leisure facilities to include library, sports center, 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. There is an excellent range of prep, private, grammar and state schools for both boys and girls in Warminster, Shaftesbury, Salisbury and Bath.

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. 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: E

Heating: Oil Central heating to radiators

Services: Private Drain, Main Electricity, Water

Tenure: Freehold



Motorway Links

- A303/M3/A361/A350
- M4



Train Links – From Warminster to:

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

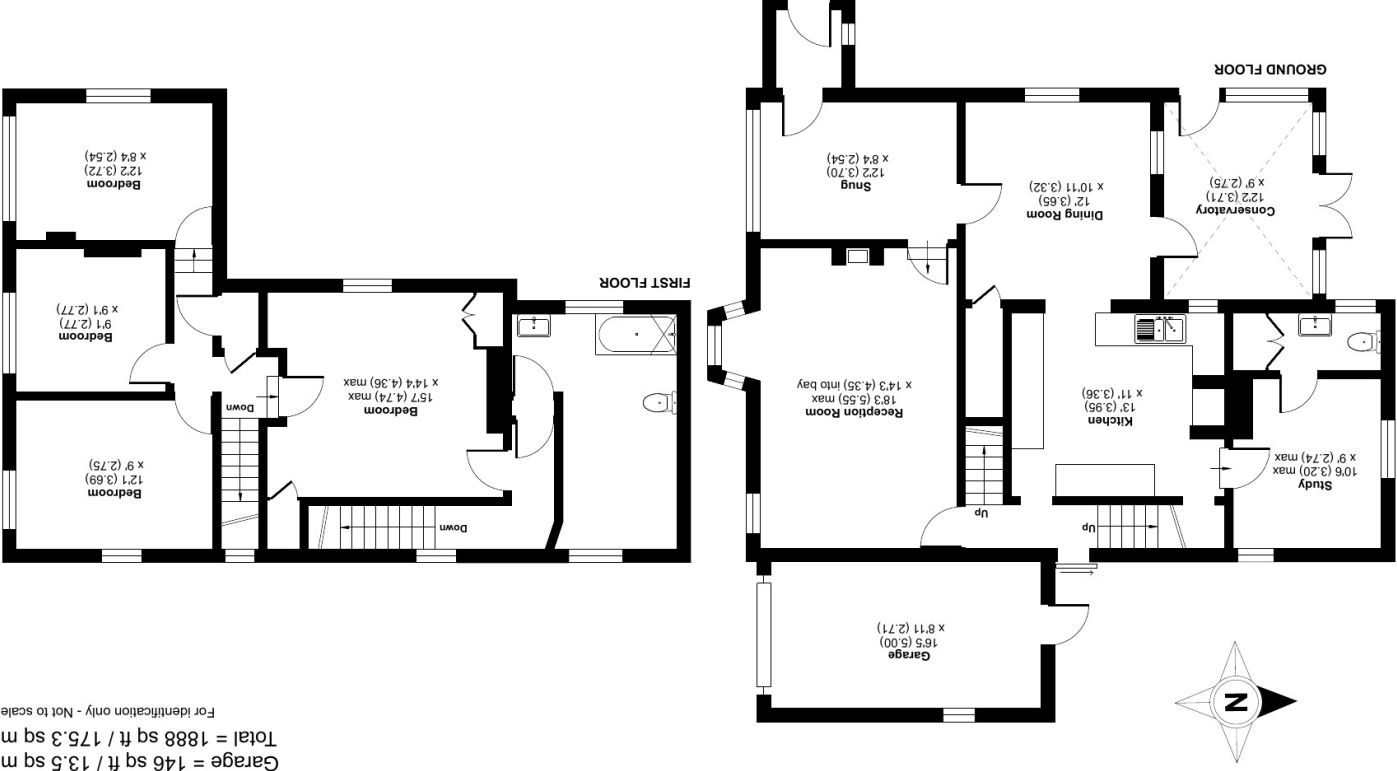


Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA

Gibbs, Tytherington, Warmminster, BA12

Approximate Area = 1742 sq ft / 161.8 sq m
 Garage = 146 sq ft / 13.5 sq m
 Total = 1888 sq ft / 175.3 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). © nchocom 2025.
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