



The Woodlands, Westbury Road
Warminster, Wiltshire, BA12 0DX

Guide Price £625,000 Freehold

COOPER
AND
TANNER



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Description

(Approx. 1849 sqft including garage)

Cooper and Tanner are pleased to bring to the open market this stunning five-bedroom family detached residence that is set in an exclusive development of only nine properties.

The main entrance door gives access to the spacious entrance hall with doors leading to the lounge, kitchen/dining room, W/C, and the stairs rising to the first floor.

A pleasing full length lounge offers a dual aspect window and French style doors to outside.

The luxury kitchen/dining room offers a wide range of fitted wall and base units, sink inset into the worktops, integrated appliances to include dishwasher, fridge freezer, oven, gas hob. There is space for further appliances. There is also a two-seater breakfast bar and a great deal of space for a family-size dining table and chairs. The room is finished with tiled

flooring and dual-aspect windows. To the far end of the kitchen is a small orangery that gives views over the rear garden and can offer space for further furnishings.

The utility room has further storage facilities, a sink inset into the worktop, and space for more appliances.

A playroom has a useful range of storage and space for furnishings. An exclusive staircase gives access to the master bedroom that also has a generous double bedroom and a three-piece bathroom suite with wash hand basin, W/C, and jacuzzi bath.

The main landing gives access to the bedrooms, ensuite and family bathroom. Some rooms have built in storage.

The family bathroom has a three-piece bathroom suite with bath, overhead shower, W/C and wash hand basin.









Outside

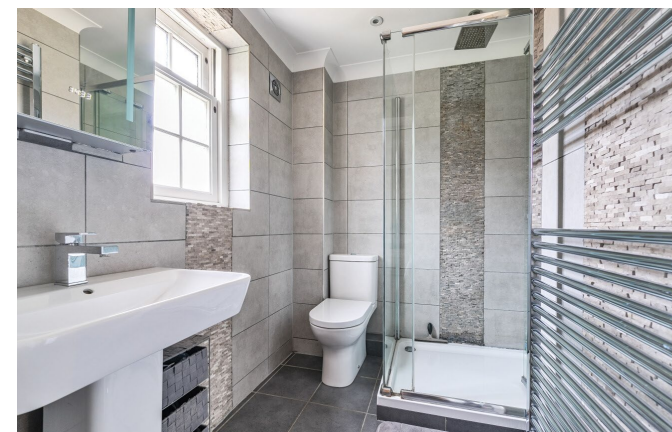
This stunning home residence has the benefit of a generous and enclosed rear garden that is mainly laid to lawn and with a range of mature trees, shrubs, and plants. There is a large garden shed and inground trampoline. A large patio area provides seating areas, and space for a pergola and space for a hot tub. The garden extends around the front of the home with gateways on either side giving access to the generous gravel and gated driveway.

Location

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.



Local Information

Local Council: Wiltshire Council

Council Tax Band: G

Heating: Gas central heating

Services: Private shared Septic treatment/ Mains Electricity / Mains Gas.

Tenure: Freehold



Motorway Links

- A303/M3/A361/A350
- M4



Train Links

- Westbury
- Warminster

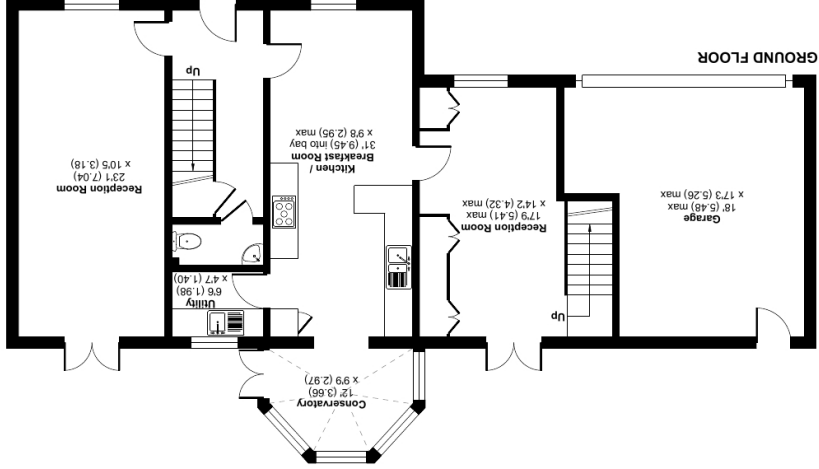
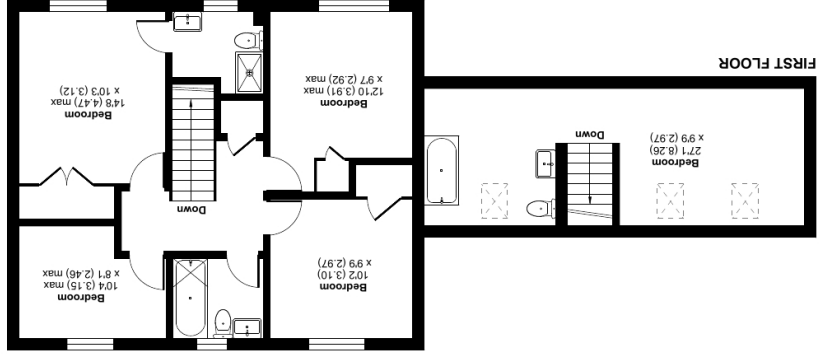


Nearest Schools

- Warminster
- Westbury/BOA/ Frome

The Woodlands, Warmminster, BA12

Approximate Area = 1849 sq ft / 171.7 sq m
 Garage = 262 sq ft / 24.3 sq m
 Total = 2111 sq ft / 196 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © nchecom 2024. Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Cooper and Tanner. REF: 1208726



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