

# Southdown Way

Warminster, BA12 8FP

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TANNER



## £525,000 Freehold

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## Warminster

### BA12 8FP

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### DESCRIPTION

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### OUTSIDE

The property is approached over a pathway which leads to the front door. There is hedging and lawn to either side. At the side there is a double driveway which provides parking and leads to the garage. There is gated access to the side. The rear garden is a real selling point. At the back there it has been beautifully maintained and is south facing. The large patio is ideal for entertaining with room for plenty of garden furniture and a hot tub and a large gazebo. It is totally secluded and has an extensive lawn with enclosed fencing and established trees at the back.

### COUNCIL TAX

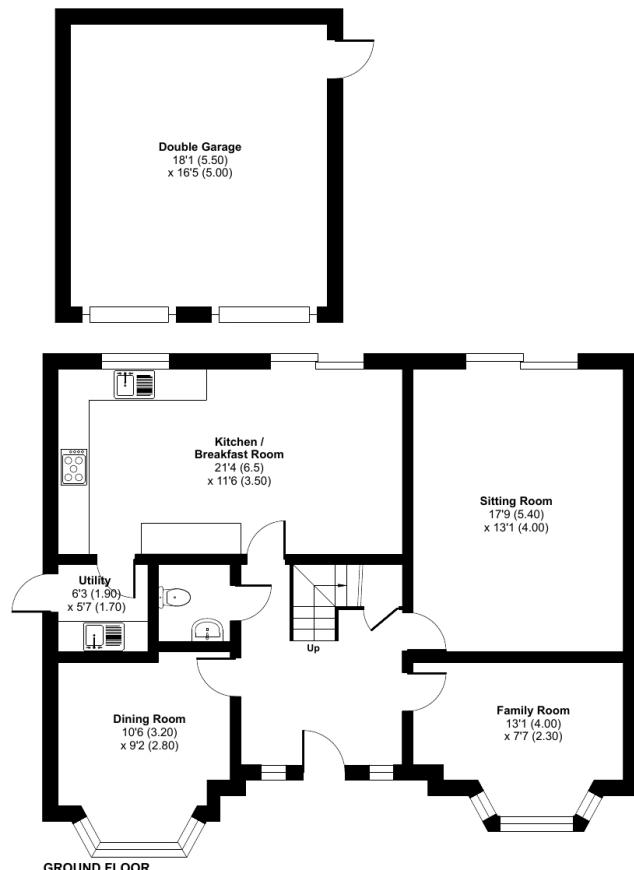
Band ' F '

### LOCATION

The historic market town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, Snap gym, swimming pool, pre/ primary / secondary / private 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. 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. The A303 is about 10 miles to the south.







## Southdown Way, Warminster, BA12

Approximate Area = 1937 sq ft / 179.9 sq m

Garage = 296 sq ft / 27.4 sq m

Total = 2233 sq ft / 207.3 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). ©niches.com 2025. Produced for Cooper and Tanner. REF: 1287408

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