

Southdown Way

Warminster, BA12 8FP

COOPER
AND
TANNER



£525,000 Freehold

This five bedroom double fronted detached home has been maintained to a very high standard by its owners and is beautifully presented. It offers lots of accommodation to make it an ideal home for blended families and multi-generational families. It provides three reception rooms and five bedrooms with two en-suites and a family bathroom. It is set in a big plot with a fantastic large garden at the back. It offers a double garage and plenty of parking. It is located in the sought after location in Southdown Way.

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DESCRIPTION

This five bedroom double fronted detached home has been maintained to a very high standard by its owners and is beautifully presented. It offers lots of accommodation to make it an ideal home for blended families and multi-generational families. It provides three reception rooms and five bedrooms with two en-suites and a family bathroom. It is set in a big plot with a fantastic large garden at the back. It offers a double garage and plenty of parking. It is located in the sought after location in Southdown Way. The accommodation comprises a large entrance hall with a beautiful tiled floor and a decorative staircase. A door leads into a downstairs cloakroom. The property is double fronted and to one side there is a generous dining room and the other side offers a study. At the back there is a light and airy Kitchen/Diner. It is a fantastic size and offers a well planned kitchen at one end and a dining area which can accommodate eight people. It has French doors opening out onto a large patio and private garden. It is a beautiful Kitchen that is fully fitted with integrated appliances. A door then leads to a utility room, fully fitted with space and plumbing and a door leads to the side. It offers a spacious sitting room with French Doors leading to the south facing garden. Leading upstairs all of the bedrooms are a good size offering four doubles two of which have en-suites, bedroom five is currently used as an office but is a single. The family bathroom offers a bath with a shower over.

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.





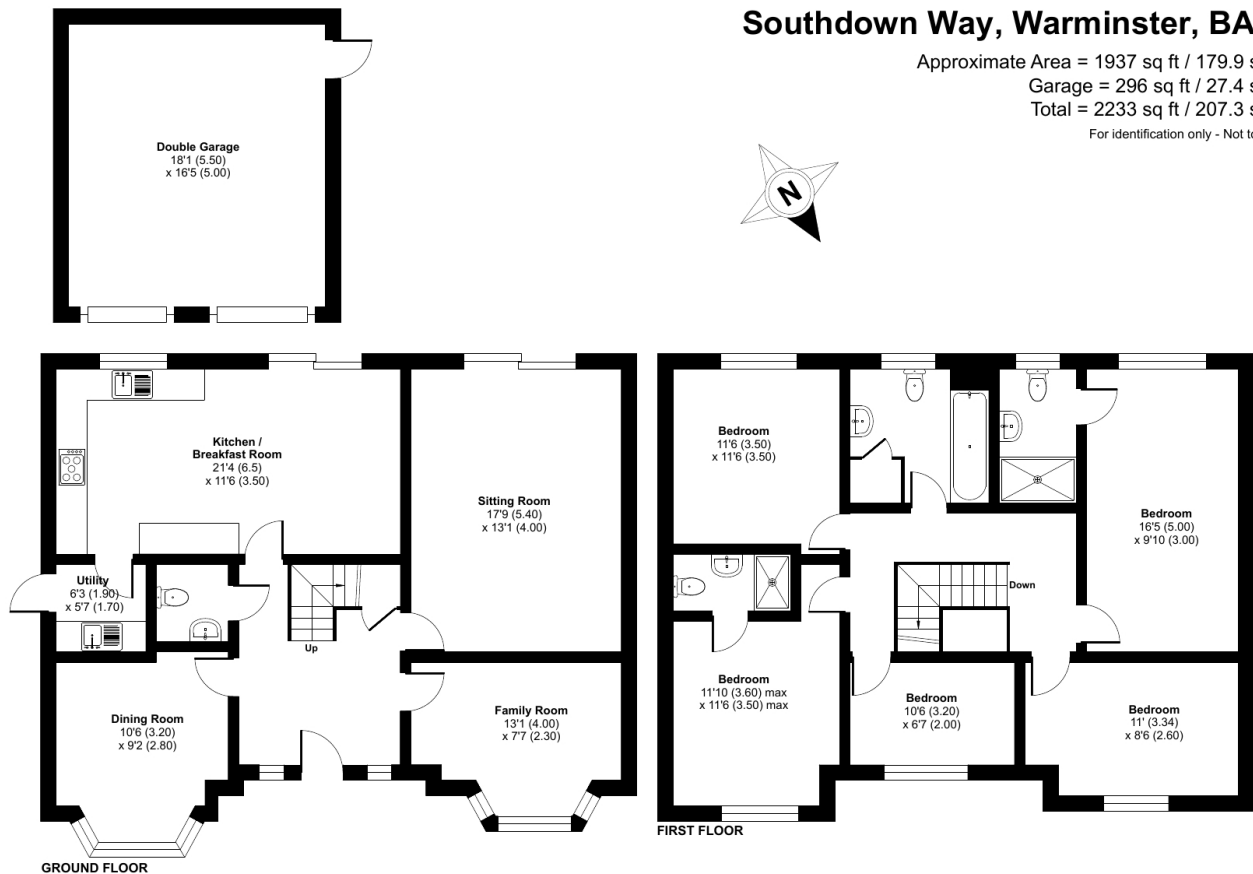
Southdown Way, Warminster, BA12

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). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1287408

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