

Chancery Lane

Warminster, BA12 9JS

COOPER
AND
TANNER



£535,000 Freehold

A charming detached and extended four bedroom period residence that enjoys a tucked away position off the desirable Boreham Road. This deceptively spacious home is pleasingly presented and has the advantage of generous grounds and a detached garage with a store room and potential to convert the upper floor. Call for more details and viewing arrangements.

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DESCRIPTION

Cooper and Tanner are pleased to offer an excellent opportunity to acquire this substantial detached period residence that is located in a tucked away position. This charming home has had numerous improvements carried out over the years, and has also been extended to provide additional family living space. The property retains many period features that must be viewed to appreciate. The accommodation comprises an entrance porch, fitted kitchen and large dining room area with wood burner stove and fireplace, an inner galleried landing with staircase and storage, generous sitting room with patio doors to the rear, conservatory and side porch, landing, four bedrooms with master en-suite and family bathroom.

OUTSIDE

A gate gives access to a gravel driveway providing parking and giving access to the garage and workshop. The generous and mainly lawned grounds are stocked with planted borders, shrubs, hedging and mature trees that offer a high degree of privacy.

GARAGE / WORKSHOP / STORE

Substantial detached double garage with wood doors and internal and external access to the rear workshop / store room. There is a first floor that has the potential to be converted subject to planning.

AGENTS NOTE

There is a right of way access that gives access to just one property
(Please ask agent for more details)

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.







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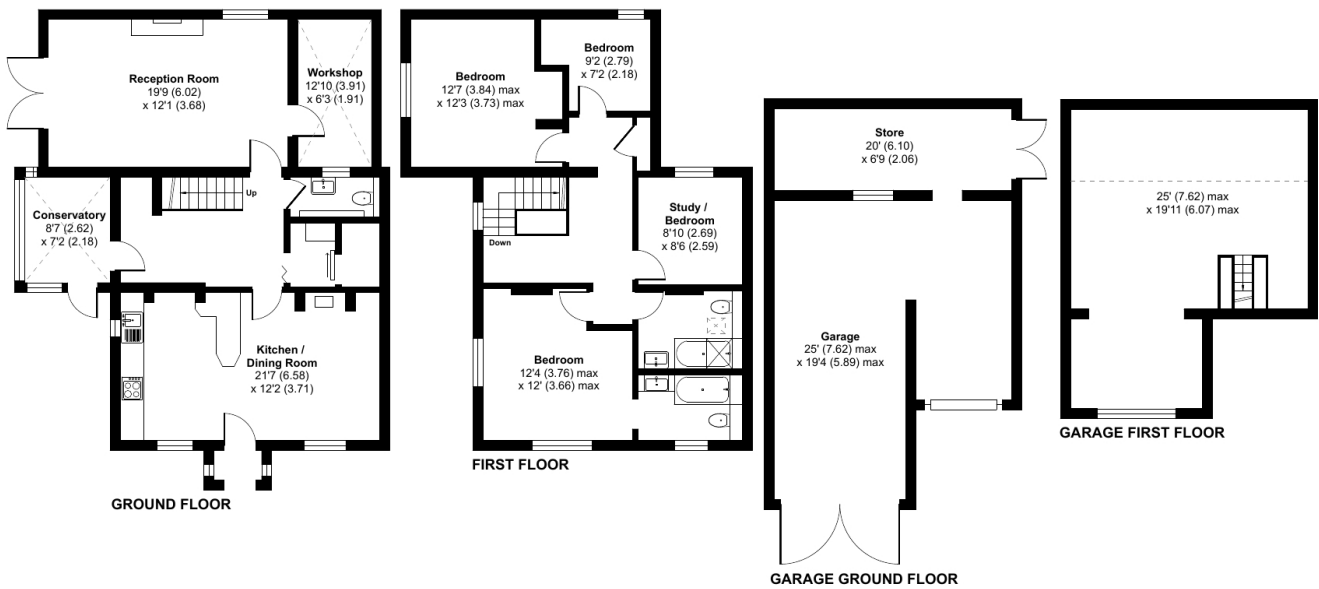
Approximate Area = 1651 sq ft / 153.3 sq m

Limited Use Area(s) = 119 sq ft / 11 sq m

Garage = 877 sq ft / 81.4 sq m

Total = 2647 sq ft / 245.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Cooper and Tanner. REF: 1164339

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