

# Minster View

Warminster, BA12 8TD

COOPER  
AND  
TANNER



## £395,000 Freehold

This four bedroom detached house is beautifully presented and has been updated by its current owners. It resides on the popular Groveland's Estate and is within easy walking distance to the town center and enjoys countryside close by. The property benefits from good sized rooms throughout. It offers a large sitting room with double glass doors into a dining room then leads into a conservatory. The rear garden is a good size and is privately enclosed. There is a garage and driveway parking.

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### DESCRIPTION

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### OUTSIDE

At the front of the property there is a lawn to the side. There is a paved driveway with parking for two cars and this leads to the garage. There is gated access to the side through a gate which then leads to the back garden. At the back, the garden is privately enclosed by fencing there is room at either side for storage and one side there is a garden shed. The majority of the garden is laid to lawn then there is a graveled pathway which leads to a further graveled area at the end of the garden for seating.

### COUNCIL TAX

Band ' D '

### 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.







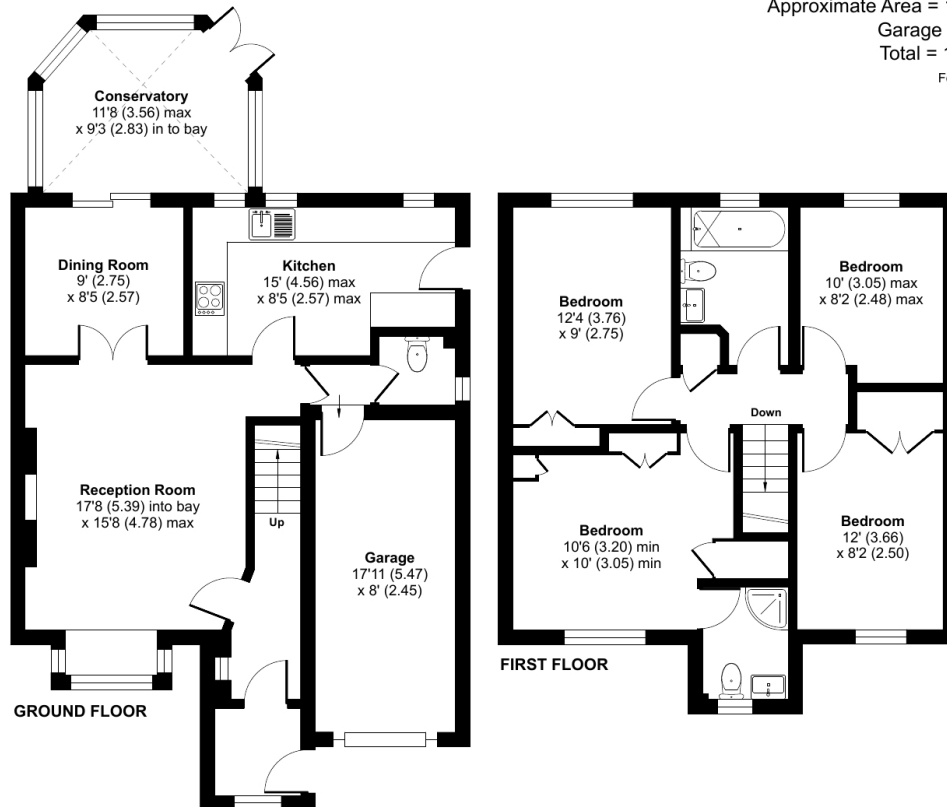
## Minster View, Warminster, BA12

Approximate Area = 1253 sq ft / 116.4 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1395 sq ft / 129.5 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: 1311439

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