

# Falcon Road

Warminster, BA12 8FX

COOPER  
AND  
TANNER



## £447,995 Freehold

We are pleased to offer this exceptional detached family home. It is located on the Redrow development and is a unique build which is a 'Marlow' design. The property offers a wealth of upgrades and extras in every room. The spacious Kitchen /diner opens out onto the private garden. The current owner has created a wrap around garden with separate areas and it is totally private. There is a garage and driveway and is set close to countryside walks. EARLY VIEWING IS HIGHLY RECOMENDED.

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### DESCRIPTION

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### OUTSIDE

At the front of the property the garden is laid to lawn with borders. Here there is potential to provide an additional parking space. The driveway provides parking for two cars and leads to the garage, a pathway and side gated passage to the left gives access to rear of the house and garden. At the back the plot is larger than usual for a 'Marlow'. It has been carefully designed to give a wrap around feel. It has a large full width 'L' shape patio providing great seating . A further seating entertaining area is laid to gravel. There are established borders and a raised bed/planter and a wide variety of trees and shrubs.

### 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.

### COUNCIL TAX

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## Falcon Road, Warminster, BA12

Approximate Area = 1280 sq ft / 118.9 sq m

Garage = 198 sq ft / 18.3 sq m

Total = 1478 sq ft / 137.2 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). © ncthecom 2024. Produced for Cooper and Tanner. REF: 1197193

### WARMINSTER OFFICE

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