

# Copheap Rise

Warminster, BA12 0AR

COOPER  
AND  
TANNER



**£395,000 Freehold**

we are delighted to offer this exceptional detached bungalow that has been carefully reconfigured from the original design, and has been vastly extended to an exceptional standard. This lovely home is located in a very desirable location at the top of Copheap Rise and enjoys far reaching views toward the town and beyond. The property also backs onto open fields and woodland walks. The gardens have been beautifully landscaped.

# Copheap Rise

## Warminster

### BA12 0AR

 4  2  1 EPC D

## £395,000 Freehold

### DESCRIPTION

This exceptional detached modern bungalow has been carefully reconfigured from the original design, and been vastly extended to an exceptional standard throughout. This lovely residence is located in a very desirable location at the top of Copheap Rise and enjoys far reaching views toward the town and beyond. The property also backs onto open fields and woodland walks. The gardens have been beautifully landscaped. The accommodation in brief comprises an entrance hall, kitchen with a wide range of light blue units and wood worktops, vaulted garden room with windows to the rear, generous sitting room with wood burner and large arch window, utility room and four bedrooms. The home has gas central heating and double glazing. Outside a sloping tarmac drive provides parking and gives access to the carport. The landscaped gardens around the home have been carefully planned and planted with a wide variety of plants, shrubs, trees and hedging. There is shed and garden room outbuilding to enjoy an evening drink. Viewing comes highly recommended to fully appreciate..

### 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.

### TAX BAND

D

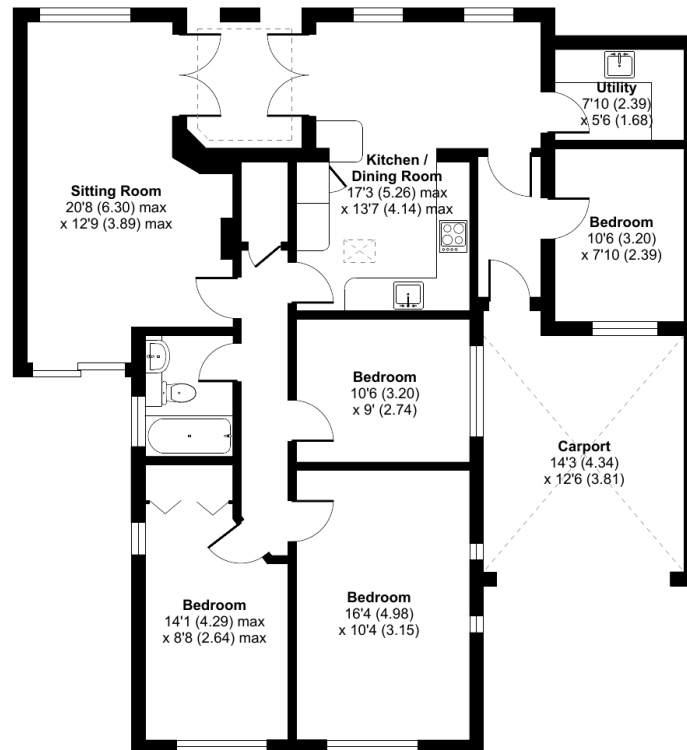




## Copheap Rise, Warminster, BA12

Approximate Area = 1445 sq ft / 134.2 sq m (excludes carport)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1158413

### WARMINSTER OFFICE

Telephone 01985 215579

48-50, Market Place, Warminster, Wiltshire BA12 9AN

[warminster@cooperandtanner.co.uk](mailto:warminster@cooperandtanner.co.uk)

COOPER  
AND  
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

