

# Ashley Place

Warminster, BA12 9QJ

COOPER  
AND  
TANNER



**£465,000 Freehold**

An exceptional detached family residence that is situated on the favoured Crockerton side of the town, and enjoying a corner position in a popular cul de sac. This beautiful home also enjoys far reaching views along with ample parking, a generous garden plot and detached garage. Viewing highly recommended to appreciate this deceptive residence.



# Ashley Place

## Warminster

### BA12 9QJ

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## £465,000 Freehold

### DESCRIPTION

Cooper and Tanner are delighted to offer this deceptive detached chalet style residence that is located on the desirable Crockerton side of the town. The home enjoys a corner plot position in a popular cul de sac with a good degree of privacy. The property is beautifully presented throughout with a range of high end fittings and a tasteful decoration theme. The accommodation comprises an entrance porch with storage and a door leading to the hallway with stairs leading to the first floor and access to the ground floor WC.. A lounge / dining room has a window to the front and doors giving access to the pleasing conservatory with doors to the beautiful garden. The kitchen offers a wide range of wall and base units, space for appliances. A utility room has a range of units and space for appliances along with a door giving access to outside. On the first floor a landing with doors gives access to the family bathroom and the four bedrooms. The home has the benefit of double glazing and gas central heating.

### OUTSIDE

At the front is an established hedge that offers a degree of privacy. Gates give access to a driveway that provides ample parking and a block paved patio area. There is a detached garage along with a useful workshop to the side with power and light. At the rear is an outstanding and generous landscaped garden that incorporates a lawned area, mature trees and established planted borders. A block paved area provides a good seating area with steps leading down to a further lawned area of garden. Far reaching views over local farmland and beyond can be enjoyed from the garden.

### LOCATION

The historic market town of Warminster is set in beautiful surroundings and 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.

### TAX BAND

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## Ashley Place, Warminster, BA12

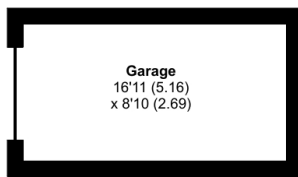
Approximate Area = 1296 sq ft / 120.4 sq m

Limited Area Use(s) = 126 sq ft / 11.7 sq m

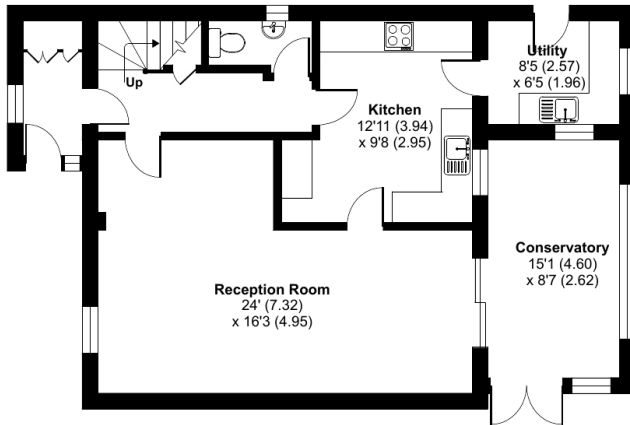
Garage = 148 sq ft / 13.7 sq m

Total = 1570 sq ft / 145.8 sq m

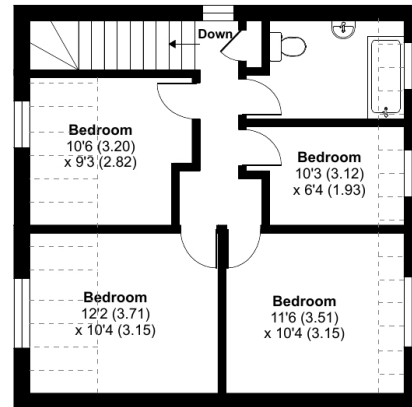
For identification only - Not to scale



Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1204481

### WARMINSTER OFFICE

Telephone 01985 215579

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

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

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AND  
TANNER**

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