

Rock Lane

Warminster, BA12 9JZ

COOPER
AND
TANNER



£510,000 Freehold

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DESCRIPTION

This four bedroom detached bungalow is set down a quiet lane in a sought after location off the Boreham Road. It has been fully refurbished throughout to a high standard and is beautifully presented. It has an exceptional large open plan kitchen/diner with bifold doors to the rear garden. The front is fully enclosed with parking for several cars and a garage. NO ONWARD CHAIN. In brief the accommodation comprises an entrance porch, entrance hall with engineered oak flooring, bedroom three, large sitting room with a newly fitted multi fuel wood burner with a granite hearth. Family bathroom newly fitted . The hallway in turn leads to an exceptional open/plan kitchen/diner with Crown Imperial cupboards with Albanian Sepia marble work tops, double large larder cupboard, double Belfast sink, built in double oven with built in air fryer and steamer. Ceramic double hob with large screen extractor with Bluetooth, combi oven with microwave grill, integrated fridge/freezer & dishwasher. There is a large breakfast bar , at the dining end there is a large area for a table, bifold doors open out onto the south facing garden. There is side brick built conservatory off the kitchen with plumbing for utilities and a side door leading to the side garden. An inner hallway leads to bedroom two and bedroom one with a newly fitted en-suite with a double shower, an opening leads to a boot room where the airing cupboard can be found. Here there is a door into bedroom four and access to the integral garage. All the integrated appliances are high specification and there is engineered wood flooring in the hall, kitchen, inner hall and boot room. All the doors are solid oak throughout and all the double glazed windows and doors have been replaced with new bifold doors fitted. It also has had a new pump fitted for the hot water.

OUTSIDE

At the front of the property there is a very large driveway privately enclosed by high fencing. This is graveled and offers parking for several vehicles. It has potential to be made into a front garden with lawn. A gate leads to the side garden and then leads to a wide rear garden with a garden shed which potentially could be used as a home office, The area from the office has fencing and grass. The rest of the garden is a blank canvas with lots of potential. There is a good area for a patio.

COUNCIL TAX

Band ' E '

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.





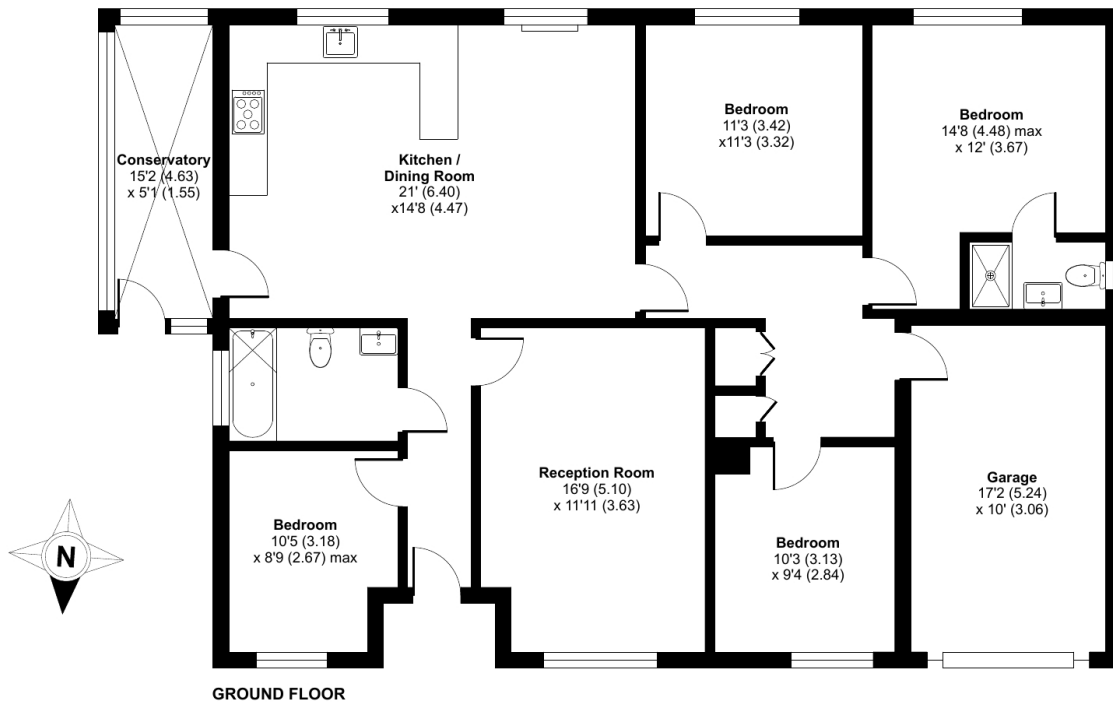
Rock Lane, Warminster, BA12

Approximate Area = 1337 sq ft / 124.2 sq m

Outbuilding = 169 sq ft / 15.7 sq m

Total = 1506 sq ft / 139.9 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: 1278201

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