

# Sambourne Gardens

Warminster, BA12 8LS

COOPER  
AND  
TANNER



**£265,000 Freehold**

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### DESCRIPTION

Cooper and Tanner are delighted to bring to the open market this exceptional and vastly improved two bedroom semi detached bungalow. Planning Permission has been granted for further improvements (Application Reference Number: PL/2022/01868)

The current owners have also upgraded the boiler, heating and electrics.

The property is located in a very popular cul de sac that is close to the town. This lovely home has ample parking and a very generous rear garden. Single garage. The accommodation comprises entrance porch and entrance hall with doors giving access to the lounge with window to the front. The kitchen has been pleasingly refitted with a range of coloured wall and base units, worktops and built in appliances including hob, oven extractor hood, there is also a breakfast bar. The bathroom has a white suite with bath, shower screen, WC, basin and tiled walls. There are two bedrooms with the master having built in storage.

### OUTSIDE

A long drive offers parking and access to the single garage. At the front is a gravel area providing additional parking. A gate gives access to the exceptional rear garden that is mainly lawned, and incorporates a patio area and fencing.

### PARKING

A gravel area and drive offer private off street parking.

### GARAGE

Single with up and over door with window to the side.

### 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.





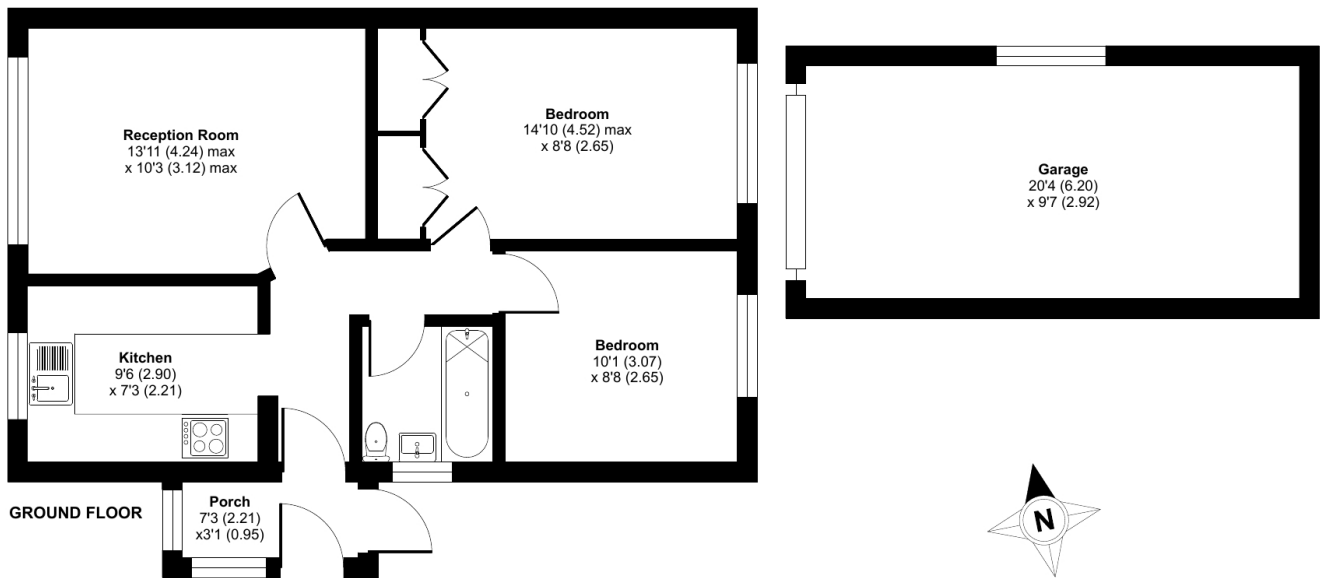
## Sambourne Gardens, Warminster, BA12

Approximate Area = 551 sq ft / 51.1 sq m

Garage = 195 sq ft / 18.1 sq m

Total = 746 sq ft / 69.2 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). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1233985

### WARMINSTER OFFICE

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