



The Myrtles, 4 Sambourne Road, Warminster BA12 8LJ

£750,000 Freehold

COOPER
AND
TANNER



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Description

A substantial detached period family home located in central position close to all local amenities, town centre and schooling. The property is arranged over three floors and retains its character and charm throughout and has been modernised and updated by the present owners over recent years.

In brief the accommodation comprises entrance hall with wooden floor and feature fireplace, dining room with a feature fireplace, snug/study with feature fireplace and shelving to either side, inner hall with turning staircase with half landing rising to the first floor landing with cupboard beneath, good size kitchen/breakfast room with a wide range of fitted wall and base units with solid oak worktops over, space for appliances and a utility room leading off. In addition to the ground floor there is a further hall with flagstone floor and a cloakroom leading off and a door into the garage/workshop.

From the half landing, french doors open out onto the terraced garden to the rear. To the first floor is a good size landing, dual aspect sitting room with feature open fireplace and a door leading into the garden room, three double bedrooms, one with fitted wardrobes to one wall and a feature fireplace, a shower room and a Jack and Jill bathroom.

Stairs rise from the first floor landing to the second floor landing where you will find three further double bedrooms, one with built in wardrobes and a family bathroom. There is a large eaves storage area.

Outside

The gardens to the property are located to the rear and are encompassed by walling and fencing. There are numerous seating areas within the garden, ideal for al-fresco dining and enjoying those summer evenings. Mature flowerbeds and borders surround the garden and have an abundance of shrubs, flowers and bushes. There are lawned gardens, feature pond and outbuildings.



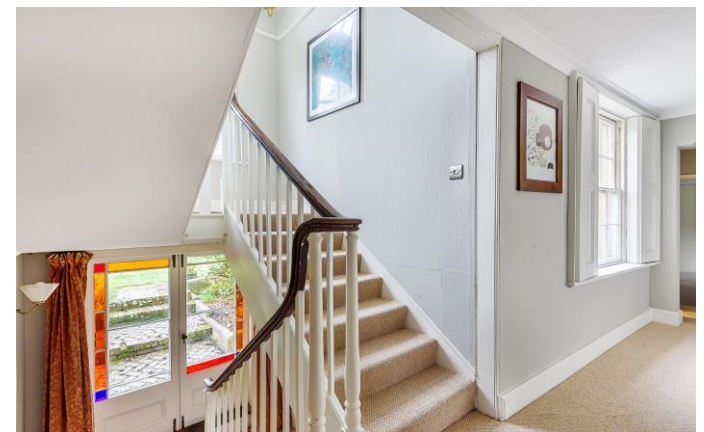






Location

The town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, 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.



Local Information Warminster

Local Council: Wiltshire Council

Council Tax Band: G

Heating: Gas central heating

Services: Mains drainage, Water, Gas and Electric

Tenure: Freehold



Motorway Links

- A303/M3
- M4



Train Links

- Warminster
- Westbury

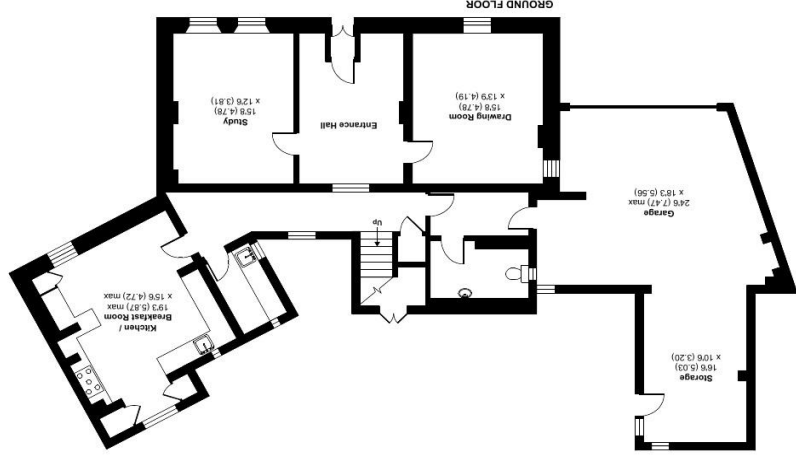


Nearest Schools

- Warminster
- Westbury

Sambourne Road, Warmminster, BA12

Approximate Area = 3861 sq ft / 358.7 sq m (includes garage)
 Limited Use Area(s) = 116 sq ft / 10.8 sq m
 Total = 3977 sq ft / 369.5 sq m
 For identification only - Not to scale



Denotes restricted head height

Certified Property Measurer
 RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nhtecom 2022.
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