



28 Boreham Road, Warminster,  
Wiltshire, BA12 9JR

Guide Price £597,500 Freehold

COOPER  
AND  
TANNER



# 28 Boreham Road, Warminster, Wiltshire, BA12 9JR

 4  3  3 EPC D

Guide Price £597,500 Freehold

## Description

Cooper and Tanner are delighted to offer this most gracious, and beautifully presented Grade II listed Georgian townhouse dating back to around 1772. This important residence is situated on the Salisbury side of the town and retains a wealth of original and characterful features. These include the original staircases, marble fireplaces, original doors, and some picture rails. The home has modern conveniences such as gas central heating and upgraded shower rooms and bathrooms. An interesting feature in the main bathroom is the bath which is believed to have come from Bishopstrow House. The property also has the benefit of the original cellar that is access from the Dining Room via a trap door and is ideal for storage. The Dining Room, which was a kitchen at one stage, is surrounded by Welsh Dressers and still has its gas fired Rayburn, Belfast Sink and tiled flooring. The substantial accommodation is spread over three floors and comprises an entrance hallway with archway and staircase, sitting room with ornate marble fireplace and recessed bookcase, dining room, access to the cellar, kitchen with wide range of units and access to the ground floor shower room. On the first

floor the galleried landing gives access to the palatial Drawing room and the master bedroom with fitted wardrobes. The beautiful bathroom with fitted units features a period free standing roll-top bath, as well as a large shower. The staircase continues up to the second-floor landing that enjoys a view to the rear over the stunning garden and beyond, with access to the three further bedrooms.

**Outside** At the front a wrought iron gate with matching railings gives access to the wood panelled entrance door. At the rear is the most gloriously stocked and landscaped south facing garden that is the current seller's pride and joy and incorporates patio and lawn areas.

**Garage** The detached double garage at the rear of the garden, is entered via a rear access door. The garage opens onto Smallbrook Road through a powered roller door and a double-parking forecourt.









## 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.



### Local Information

**Local Council:** Wiltshire Council

**Council Tax Band:** D

**Heating:** Gas central heating

**Services:** Mains drainage/ Mains Electricity and Water

**Tenure:** Freehold



### Motorway Links

- A303/M3/A361/A350
- M4



### Train Links

- Westbury
- Warminster



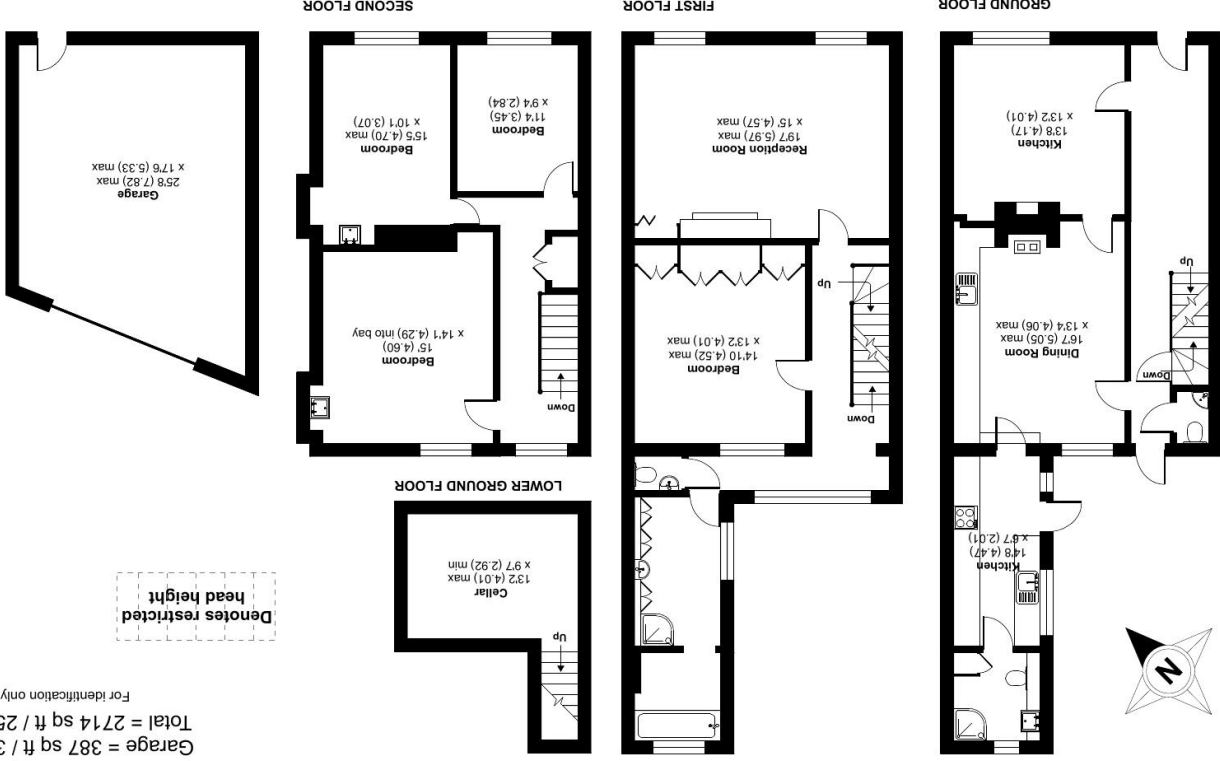
### Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA

# Boreham Road, Warmminster, BA12

Approximate Area = 2327 sq ft / 216.1 sq m  
 Garage = 387 sq ft / 35.9 sq m  
 Total = 2714 sq ft / 252.1 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). © nchecom 2024.  
 Produced for Cooper and Tanner. REF: 1167894

**WARMINSTER OFFICE**  
 telephone 01985 215579  
 48/50 Market Place, Warmminster BA12 9AN  
 warminster@coopertanner.co.uk

**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, references 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 them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



**COOPER AND TANNER**