

# Church Street

Warminster, BA12 8PQ

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## £515,000 Freehold

An exciting opportunity to purchase this unique and individually designed four bedroom detached chalet style Econ home. This fantastic residence offers efficient living and has the advantage of having PKOM heat recovery ventilation with integral heat pumps for heating, cooling and domestic hot water. Private parking and beautiful landscaped walled gardens. There is also a studio in the garden that is fully insulated and has power making it an ideal work space. This stunning home has a wide range of quality high end fittings and a viewing comes highly recommended.

# Church Street Warminster BA12 8PQ

 4  2  2 EPC TBC

## £515,000 Freehold

### DESCRIPTION

A fantastic opportunity to purchase this absolutely stunning and unique detached chalet home. The property has been carefully constructed and designed in order to not be a desirable home to live in, but also be an efficient Econ home with superb insulation qualities along with a PKOM heat recovery ventilation with integral heat pumps for heating, cooling and domestic hot water. The property offers a light and airy open plan living with tasteful fittings and a pleasing decorative style throughout. The accommodation in brief comprises an entrance porch having a composite door with glazing to the side. Oak flooring will take you into the main hall with an Oak staircase and access to the two ground floor bedrooms and the main bathroom that has a shower enclosure and a luxury digital omni tub. Oak doors lead to the living room area that has a wood burner, and large glazed sliding doors to the outside. The bespoke kitchen has a range of light blue gloss units that incorporate various appliances, Marble effect tops, central island and good space for a dining table and chairs. The utility room has a range of units, tops, sink and a cupboard housing the ventilation boiler system. On the first floor are two further bedrooms both having fitted wardrobes and

master having an en-suite shower room. Outside a gated access leads to the private drive offering parking for two cars. Steps lead up to a neatly arranged front garden having stepping stones, shingle area, planted herbal beds and a paved patio.. Side paths lead round to the main and beautifully established and landscaped gardens that incorporate lawn, paved patio. A natural stone wall surrounds the grounds.

### 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.

### TAX BAND

E







## Church Street, Warminster, BA12

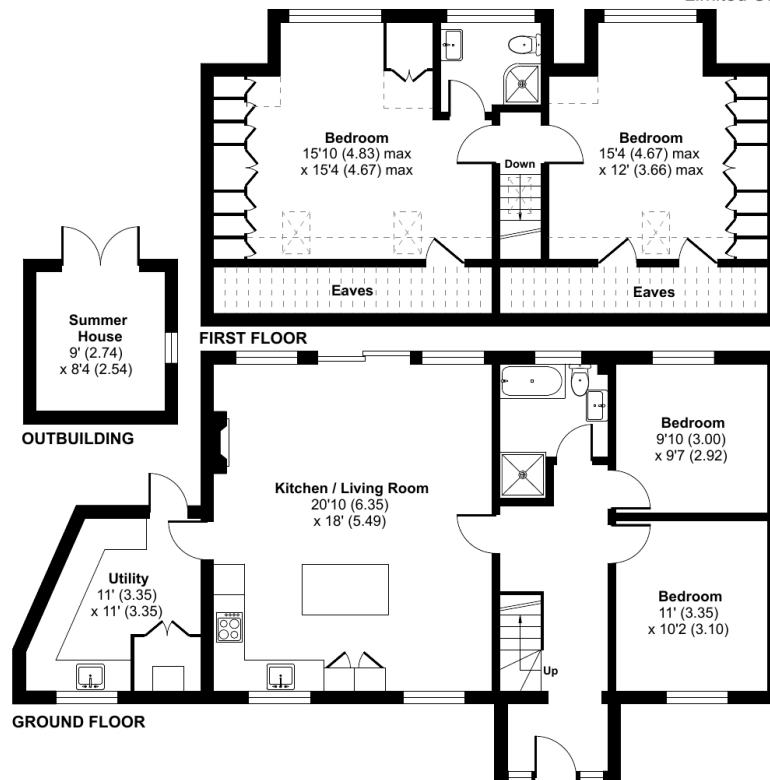
Approximate Area = 1348 sq ft / 125.2 sq m

Limited Use Area(s) = 195 sq ft / 18.1 sq m

Outbuilding = 75 sq ft / 6.9 sq m

Total = 1618 sq ft / 150.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1151186

### WARMINSTER OFFICE

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