

Tytherington

Warminster, BA12 7DX

COOPER
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TANNER



£410,000 Freehold

This beautifully presented three bedroom home has been tastefully updated to a high standard offering a beautiful country retreat. It enjoys a peaceful setting on a quiet country lane set in the small village of Tytherington, located in the sought after Wylde Valley. It benefits from views across open countryside to the rear and the picturesque old 11th century chapel at the front. The property boasts good sized accommodation throughout. It offers a well designed easy maintainable garden which is privately enclosed and a large driveway with parking for 4/5 cars.

Tytherington Warminster BA12 7DX

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DESCRIPTION

This beautifully presented three bedroom home has been tastefully updated to a high standard offering a beautiful country retreat. It enjoys a peaceful setting and is set in the small village of Tytherington, located in the sought after Wylye Valley. It benefits from views across open countryside to the rear the picturesque old chapel at the front. The property boasts good sized accommodation throughout with a light sitting room with a wood burner. It has a well designed easy maintainable garden which is privately enclosed and a large driveway with parking for 4/5 cars. The accommodation comprises a Kitchen/diner with a fully fitted high quality kitchen with a range of units with quartz worktops. It offers space for a rangemaster cooker, there is an integrated dishwasher. French doors open out in the rear garden. This room leads into an inner hall perfect for coats with a door to the side offering a re fitted utility/shower room/cloakroom. The sitting room has a warm country feel with dual aspect windows, it is a good size and has a feature newly fitted wood burner with marble hearth. The downstairs has engineered wood flooring throughout. Leading up to the first floor you will find a bathroom which has been re fitted and three bedrooms, two are doubles and one single. The master bedroom has dual aspect windows and all the bedrooms have countryside views and engineered oak flooring.

OUTSIDE

You approach the property through a large gate which leads to a graveled driveway offering parking for 4/5 cars. At the side there is door into the property and access round the side into the garden. The rear garden is a particular feature and has been designed and landscaped for easy maintenance. It is privately enclosed with fencing and with borders with a variety of established shrubs and plants. There is a circular patio in the center of the garden with an Artificial Grass , a full length patio with French Doors into the Kitchen/diner. There is a raised area to the side with a large shed and a log store.

COUNCIL TAX

Band ' C '

LOCATION

The property is located opposite the Chapel of St James in the heart of the village. For local amenities 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. There is an excellent range of prep, private, grammar and state schools for both boys and girls in Warminster, Shaftesbury, Salisbury and Bath.



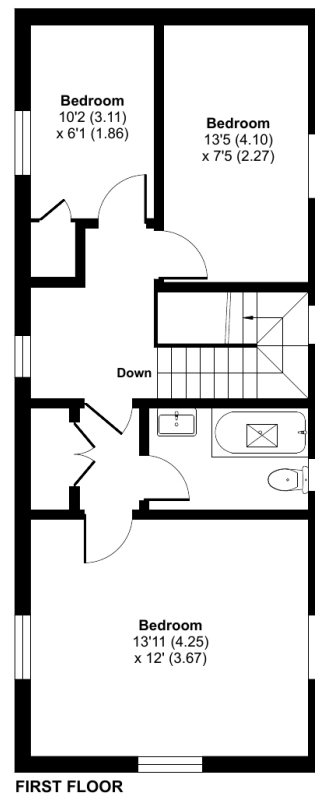
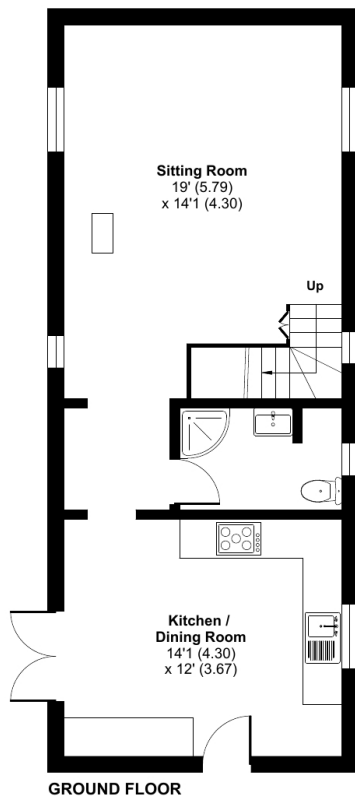




St James Court, Nr Warminster, BA12

Approximate Area = 1048 sq ft / 97.3 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: 1356062

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