

Manor Gardens

Warminster, BA12 8PW

COOPER
AND
TANNER



£410,000 Freehold

This beautifully presented four bedroom extended semi detached house offers exceptional accommodation throughout and is located on the popular Manor Gardens Estate close to the town centre. The property has a fantastic sized open extension at the back offering a large open plan Kitchen/Dining/ Family room. Bedroom four is downstairs and has a shower room opposite. It is set on a large plot with an extensive private garden to the rear. Outside there is a large detached room which can be used as a Work room/ Gym. There is a driveway with parking for two cars.

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DESCRIPTION

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OUTSIDE

At the front of the property there is a driveway with side by side parking for two cars. There is gated access to the side. At the back of the property there is a large patio and an extensive private garden. It really is perfect for a family. It is mainly laid to lawn and is fully enclosed by hedging and fencing. There is a path and mature shrubs and a tree. There is access to the utility room and to the multi purpose detached room.

COUNCIL TAX

BAND ' C '

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





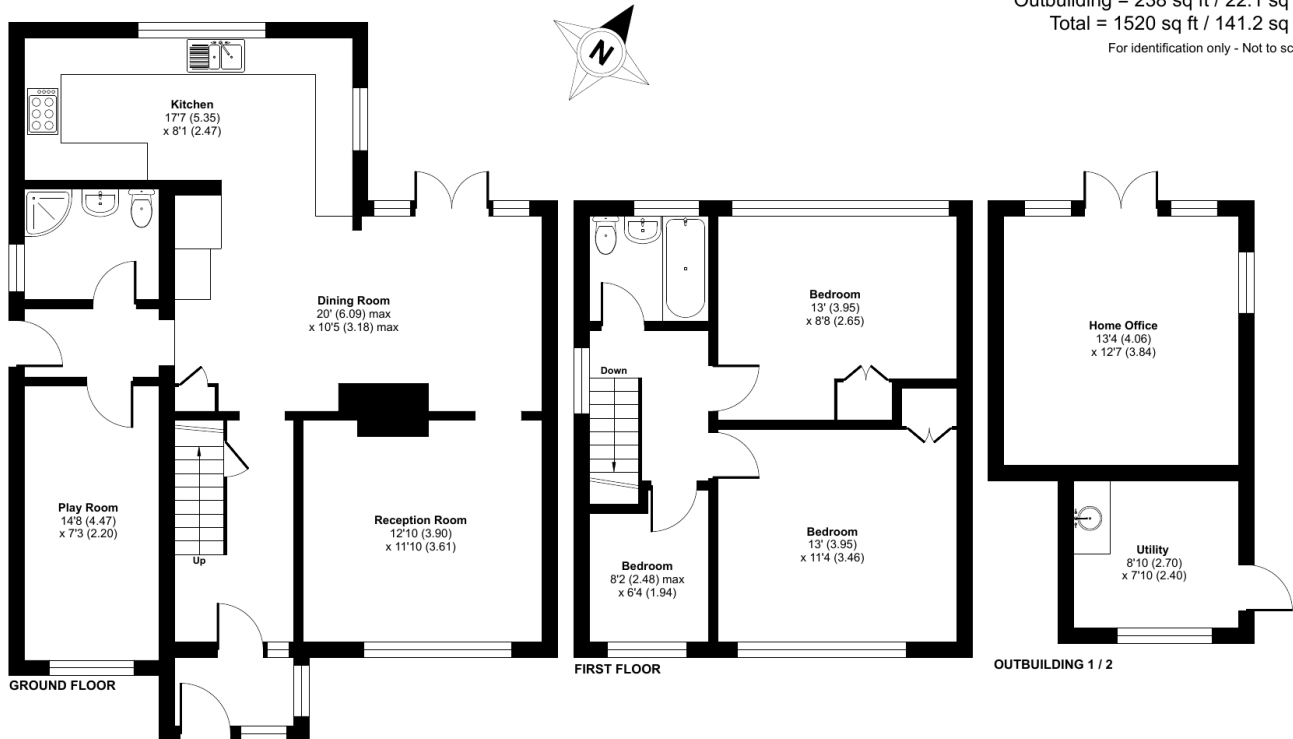
Manor Gardens, Warminster, BA12

Approximate Area = 1282 sq ft / 119.1 sq m

Outbuilding = 238 sq ft / 22.1 sq m

Total = 1520 sq ft / 141.2 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: 1363782

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