

# Norton Bavant

Warminster, BA12 7BB

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## £435,000 Freehold

A charming period cottage set in the popular village of Norton Bavant. The property has private off street parking along with a substantial mature rear garden that backs onto open fields. Internally the home has a wealth of features including exposed wood flooring and fireplaces. Viewing highly advised.

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### BA12 7BB

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### DESCRIPTION

We are delighted to offer this charming end terraced, period cottage set in the popular village of Norton Bavant and being close to lovely countryside walks. This well presented and deceptively spacious home, has many period features including exposed wood flooring, tiled floors and fireplaces. The kitchen is fitted with a wide range of wall and base units leads to an inner lobby and the dining room that has doors opening onto the rear garden. At the rear of the property are far reaching views over fields and beyond. The accommodation comprises entrance porch, lounge, living room, kitchen, dining room, WC, four bedrooms, family bathroom. Viewing highly advised.

### OUTSIDE

The home is approached via a long gravelled driveway, that offers private off street parking and having various shrubs, bushes and hedges to either side. At the rear is a substantial and pleasingly presented garden that incorporates lawn, paths, tress and an abundance of planting. The garden backs onto open fields with views beyond. Viewing highly advise

### LOCATION

The property is very well situated in this popular village which lies three miles East from the town centre. The village enjoys a good local community and has a playing field and village hall. The popular nearby 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. The cities of Salisbury and Bath are both within easy commuting distance.



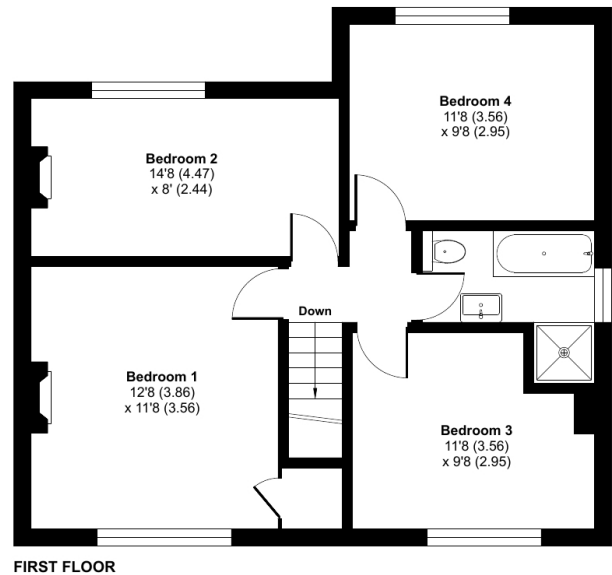
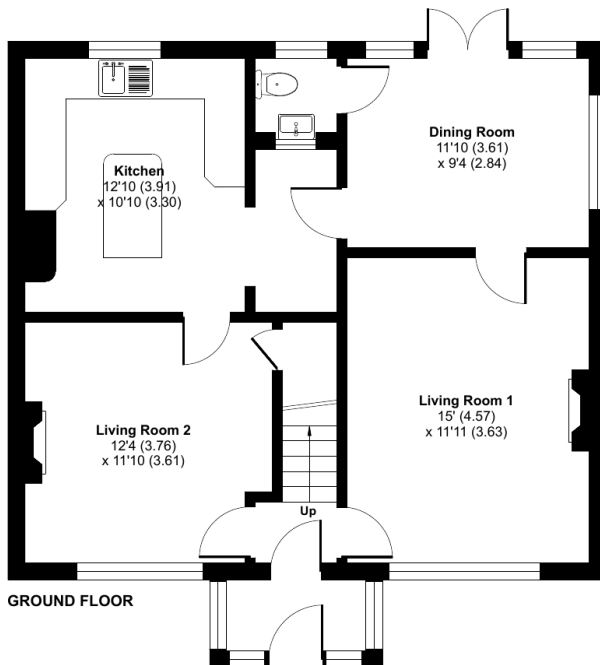




## Norton Bavant, Warminster, BA12

Approximate Area = 1351 sq ft / 125.5 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 2023. Produced for Cooper and Tanner. REF: 987214

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