

Sambourne Road

Warminster, BA12 8LE

COOPER
AND
TANNER



£360,000 Freehold

Approximate Area - 1349 sq ft - A charming period mid terrace four bedroom residence that is located on the favored Crocketon side of the town. This substantial family home offers exceptional living accommodation and is offered with no onward chain. The home has a designated parking space along with a substantial rear garden with a garden shed. Viewing advised

Sambourne Road Warminster BA12 8LE

 4  3  2 EPC TBC

£360,000 Freehold

DESCRIPTION

Approximate Area - 1349 sq ft - A charming period mid terrace residence having natural stone and part brick elevations under a tiled roof. The property is located on the favored Crocketon side of the town and offers substantial family living accommodation throughout, and is offered with no onward chain. This lovely home has the advantage of a designated parking space along with a substantial rear garden and brick shed. NO CHAIN.

ACCOMMODATION

The accommodation comprises entrance porch, sitting room with fire place and fitted shelving, study with wood flooring and shelving, dining room with tiled flooring and doors to the rear garden, WC, kitchen having a range of white wall and base units with stainless steel sink and drainer and built in oven and hob. On the first floor a landing gives access to the four bedrooms. The family bathroom has a free standing bath along with a vanity unit and Travertine tiles.

OUTSIDE

Outside to the front is a parking space area, and at the rear is a substantial garden that incorporates patio, lawn and planted areas along with young trees and mature hedging.

LOCATION

The historic market town of Warminster is set in beautiful surroundings and 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.





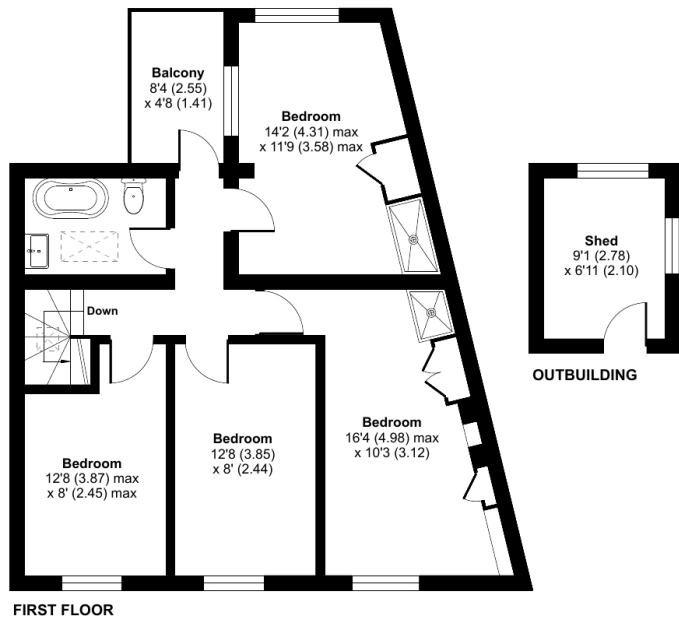
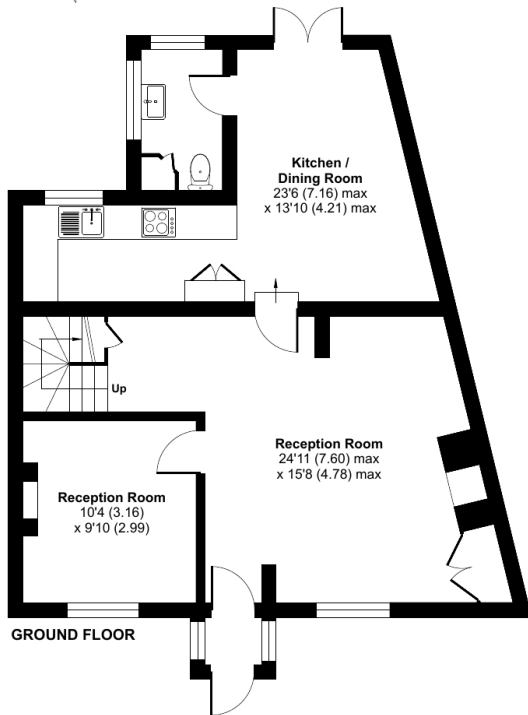
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Approximate Area = 1349 sq ft / 125.3 sq m

Outbuilding = 63 sq ft / 5.8 sq m

Total = 1412 sq ft / 131.1 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: 1282809

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