

Giles Hollow

Warminster, BA12 9QY

COOPER
AND
TANNER



£235,000 Freehold

Ideal FTB - An excellent opportunity to purchase this lovely two bedroom first floor Coach House. The property is located at the end of a popular cul de sac on the Crockerton side of the town, and is close to open green space and woodland walks. Single garage and parking. Viewing highly advised.

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£235,000 Freehold

DESCRIPTION

Ideal FTB - An excellent opportunity to purchase this lovely two bedroom first floor Coach House that is presented in immaculate order throughout. The property is located at the end of a popular cul de sac on the Crockerton side of the town, and is close to open green space and woodland walks. The accommodation comprises a private entrance hall with stairs leading up to the landing, sitting room, fitted kitchen having a range of wall and base units and integrated appliances, two bedrooms, bathroom. The home has gas fired central heating and double glazing.

GARAGE / PARKING

Single garage with up and over door, and two parking spaces.

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.







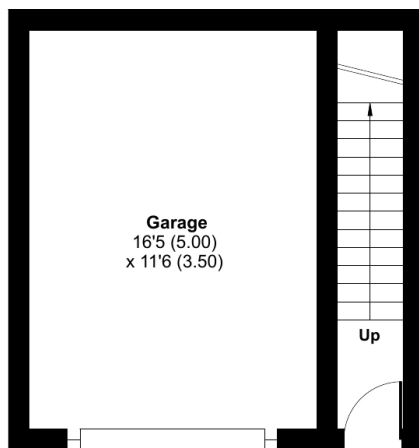
Giles Hollow, Warminster, BA12

Approximate Area = 629 sq ft / 58.4 sq m

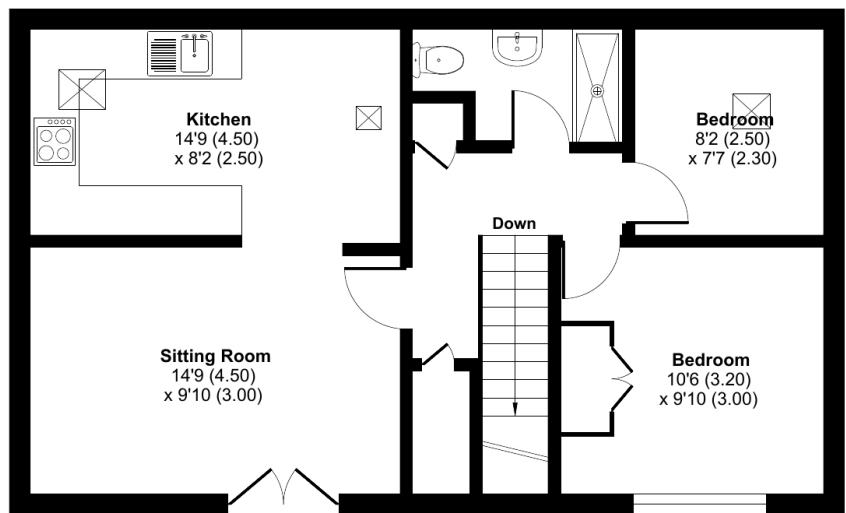
Garage = 183 sq ft / 17 sq m

Total = 812 sq ft / 75.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1285120

WARMINSTER OFFICE

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