

Boreham Road

Warminster, BA12 9JN

COOPER
AND
TANNER



£675,000 Freehold

A substantial eight bedroom semi detached period residence that is located along the popular Boreham Road on the Salisbury side of the town. The home is currently being used by a private school for mature student accommodation and has also in the past been used as a residential care home as well as a family home, which is how the next door home is used for. Viewing advised. No Chain.

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DESCRIPTION

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ACCOMMODATION

Ground floor - Entrance porch, vestibule, main hallway, sitting room, dining room, bedroom, two kitchens, conservatory, WC, shower and WC.

First Floor - Four bedrooms, main toilet block WC's, showers and wash basins.

Second Floor - Five bedrooms, bathroom.

OUTSIDE

At the front is large drive providing parking. Side gates give access to the substantial level and lawned garden that is enclosed with fencing. At the foot of the garden are gates that provide rear access.

DOUBLE GARAGE

Detached double garage having brick elevations under a tiled roof.

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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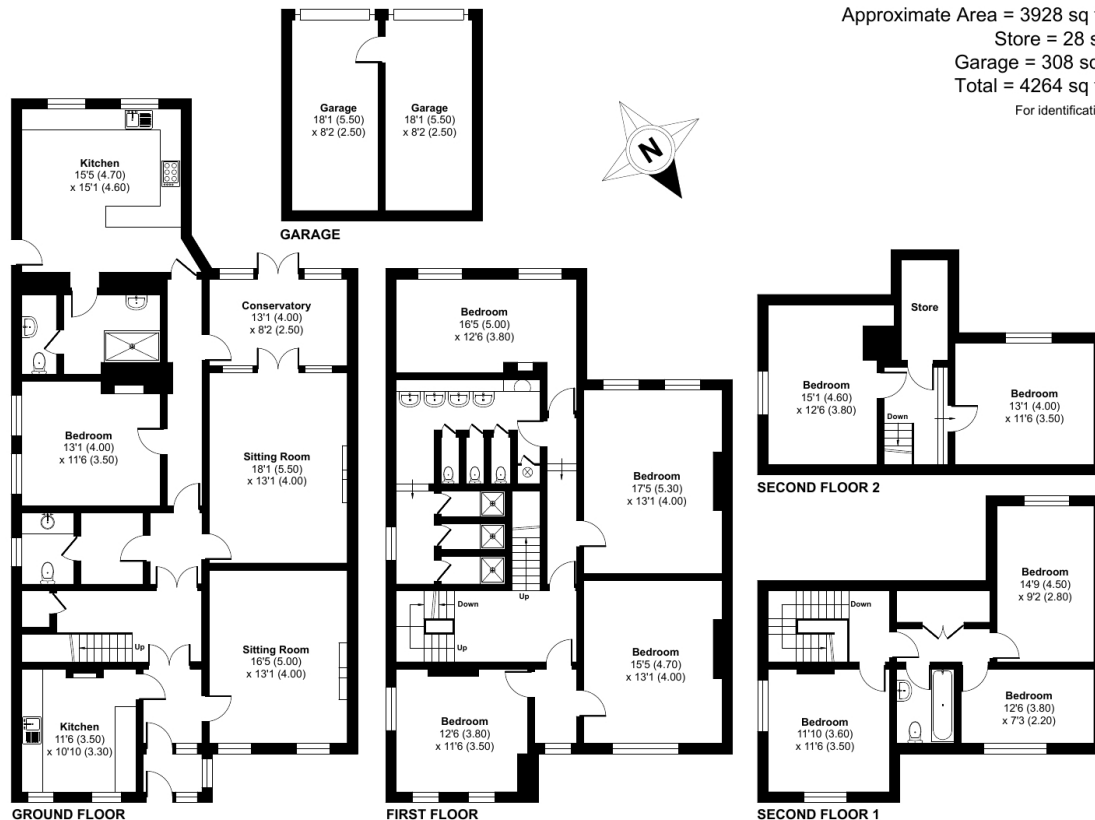
Approximate Area = 3928 sq ft / 364.9 sq m

Store = 28 sq ft / 2.6 sq m

Garage = 308 sq ft / 28.6 sq m

Total = 4264 sq ft / 396.1 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: 1313447

WARMINSTER OFFICE

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