



12 Boreham Road, Warminster,
Wiltshire, BA12 9JR

Guide Price - £435,000

COOPER
AND
TANNER



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Description – (Approx 1556 sq ft)

Cooper and Tanner are delighted to offer this gracious and imposing Victorian mid-terrace town house believed to date back to 1896. This beautiful home is situated on the desirable Boreham Road on the Salisbury side of the town.

This outstanding home has been the subject of a tasteful and sympathetic restoration programme and now provides a truly outstanding family residence that is spread over three floors, plus a lower ground cellar.

The main entrance door with brass door furniture gives access to hallway having a high ceiling (9ft 4"), original architrave and wooden flooring, and modern downlights decorated in Farrow & Ball Skimming Stone.

The open plan sitting room is extremely spacious (high ceilings) and has an original Bath stone fireplace surround. The 8kw Clearview multi fuel burner sits on a black slate hearth. The bay window is double glazed, and floors are original floorboards.

An opening leads to the double-sided kitchen having a range of wall and base units with under lighting and oak work tops, and a one and a half bowl ceramic sink. Integrated appliances include a Neff single electric oven and hob, and a stainless-steel extractor fan. The dining room has space for a large table and has an alcove (originally a fireplace) that can ideally be used as a desk, with various storage cupboards and shelving.

A door in the main hallway gives access to the stairs that lead down to the functional cellar that is currently used for storage. The cellar includes access to the former coal chute (no longer in use).

On the first floor a landing gives access to a large family bathroom with roll-top bath, sink, mirror cabinet with internal light, standalone sliding-door shower with double showerheads, WC, extractor fan, feature fireplace and airing cupboard with internal radiator.

A few stairs lead up to another landing area giving access to the two double bedrooms, both with feature fireplaces and one with a large bay window. Carpeted.

The single bedroom on this floor is currently used as a useful study. Carpeted. Useful understairs storage.

On the second floor a landing gives access to the master bedroom with skylight, wooden floors and double-glazed bay window and large under eave storage areas.

Outside - Glazed double doors open onto a pleasing terrace/patio south facing garden that is laid with Indian sandstone paving that is the perfect area for potted plants. An adjoining outbuilding with double doors contains utility room with space for a large freezer/fridge, washing machine and separate dryer. The second door is to a lavatory with space-saving sink. Steps lead up to a private lockable gate that gives access onto Smallbrook Road with street parking available.

Viewing – By appointment only







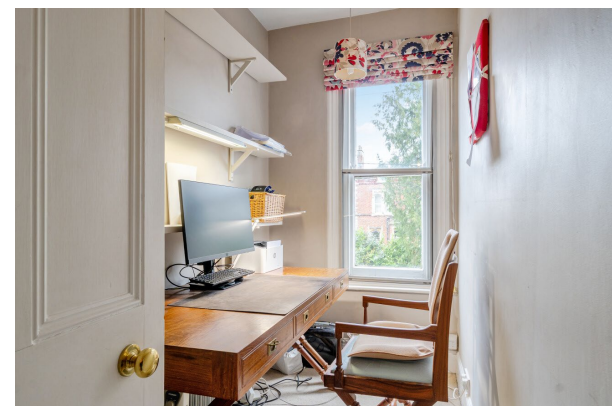


Location

The historic market town of Warminster on the western edge of Salisbury Plain, offers a wide range of shopping including Waitrose, Lidl and Morrisons and leisure facilities including library, sports centre, Snap gym, swimming pool, churches, doctors' and dentists' surgeries, hospital, and post office.

There is a wide selection of both state and private schools in the area, including Warminster School, Dauntsey's, Port Regis, Hazlegrove, King's Bruton, Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools. There are many places of interest to visit in the locality such as the Longleat Estate, Old Wardour Castle, Sherborne Castle, Stourhead Gardens, Wilton House and Stonehenge.

Warminster also benefits from a main line railway station to London Waterloo or Paddington (80 mins) and Bristol (60mins) whilst the nearby A303 provides excellent road links to London to the east, Exeter to the west and Bristol airport to the north-west.



Local Information

Local Council: Wiltshire Council

Council Tax Band: C

Heating: Central heating to radiators

Services: Mains Drain, Electricity, Gas and Water

Tenure: Freehold



Motorway Links

- A303/M3/A361/A350
- M4



Train Links – From Warminster to:

- London (Paddington / Waterloo)
- Salisbury
- Westbury / Bath / Bristol



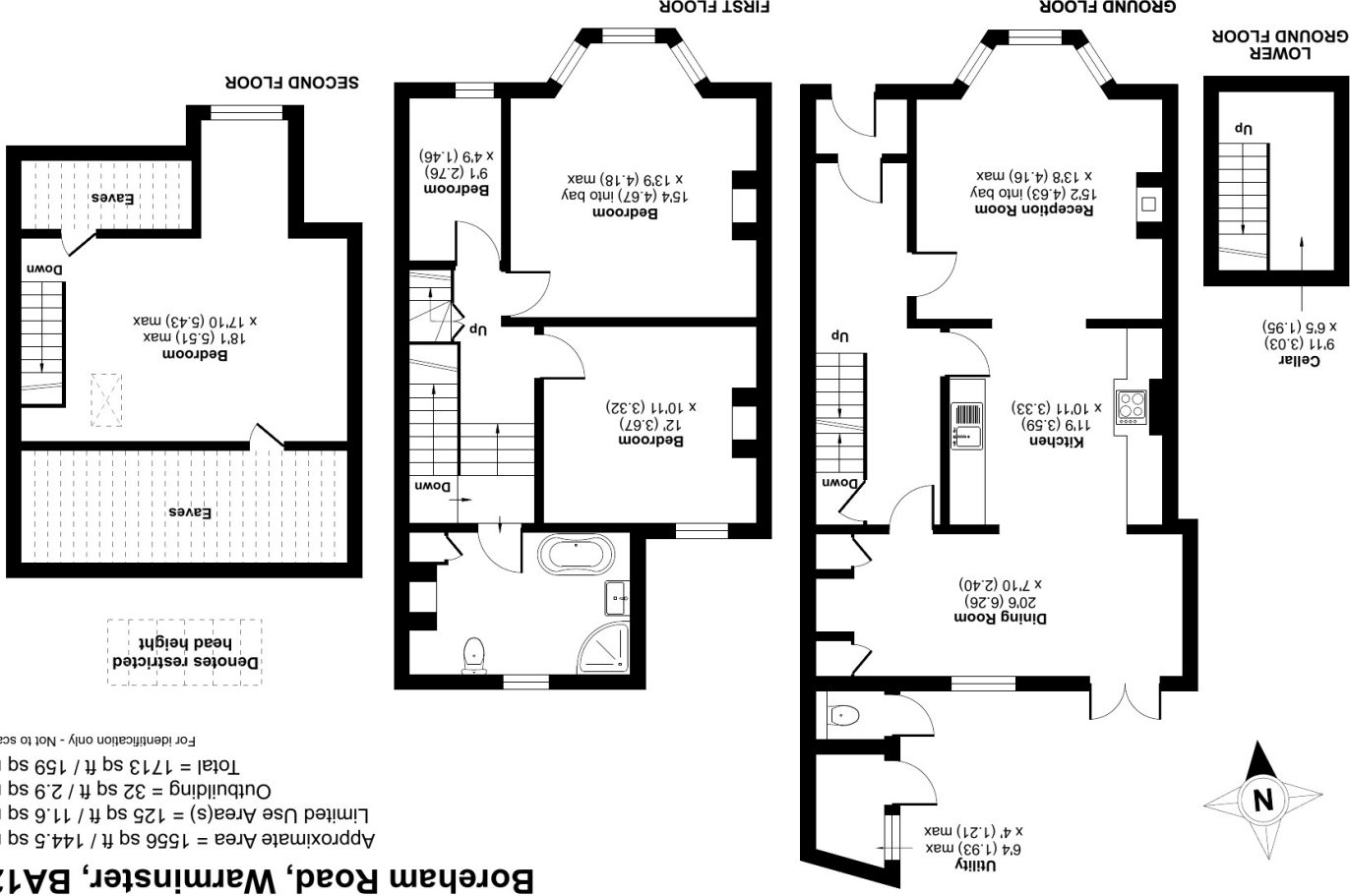
Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA

Boreham Road, Warmminster, BA12

Approximate Area = 1556 sq ft / 144.5 sq m
 Limited Use Area(s) = 125 sq ft / 11.6 sq m
 Outbuilding = 32 sq ft / 2.9 sq m
 Total = 1713 sq ft / 159 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Cooper and Tanner. REF: 1265676

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