

Smallbrook Lane

Warminster, BA12 9HP

COOPER
AND
TANNER



£425,000 Freehold

An extended detached three bedroom bungalow situated in a tucked away position on the edge of the town with woodland and orchard field views. This wonderful home has been lovingly maintained by the present owner for many years. Outside are beautifully landscaped grounds, parking and garage. Viewing comes highly recommended.

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EPC TBC

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DESCRIPTION

We are pleased to bring to the market this individual and extended detached bungalow situated in a tucked away position on the edge of the town with woodland and orchard field views. This wonderful home has been lovingly maintained by the present owner for many years and must be viewed to fully appreciate. The accommodation comprises an entrance porch, sitting room, fitted kitchen, utility room, dining room, three bedrooms and bathroom.

OUTSIDE

Outside a driveway leads to a large parking area and access to the single garage. The main landscaped grounds are mainly laid to lawn and incorporate various shrubs, hedging and plants. The gardens back onto an open green space with protected apple trees and walks. At the front are views towards woodland fields.

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.





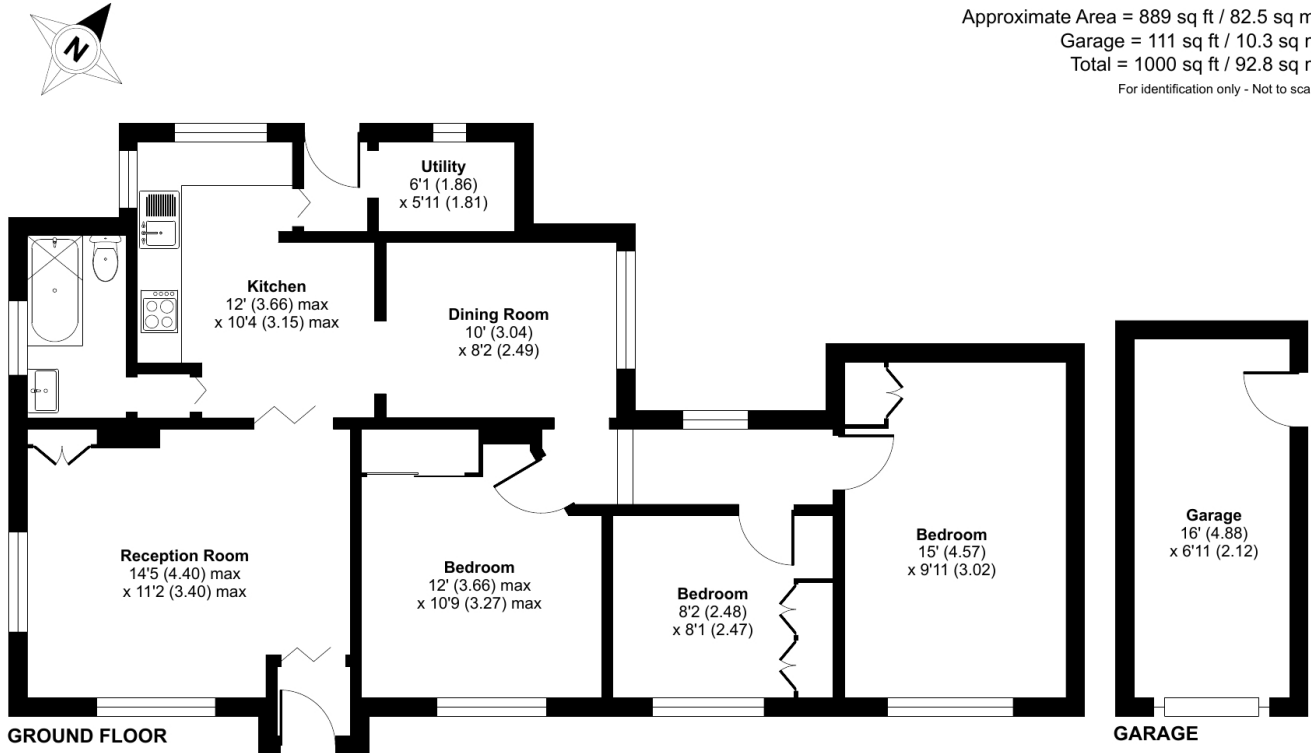
Smallbrook Lane, Warminster, BA12

Approximate Area = 889 sq ft / 82.5 sq m

Garage = 111 sq ft / 10.3 sq m

Total = 1000 sq ft / 92.8 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: 1294417

WARMINSTER OFFICE

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