



56 White Street, Horningsham,
Warminster, Wiltshire, BA12 7LH

Guide Price - £1,250,000

COOPER
AND
TANNER



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Guide Price - £1,250,000 - Freehold

Description – (Approx 3452 sq ft)

Cooper and Tanner are delighted to offer this exceptional detached residence having stone elevations under a tiled roof and being located an enviable elevated position in the highly desirable village of Horningsham.

The property has commanding far reaching views over the village and beyond. This superb home has had numerous improvements carried out over recent years by the present owners and this includes extending, redecoration and reconfiguration.

The accommodation comprises a grand galleried entrance hall with stairs to the first floor, WC, sitting room with fireplace and views, dining room with views and doors giving access to the large, fitted kitchen / breakfast room with views, a lobby gives access to the rear garden room / sun canopy, study, utility room with basin and units, workshop.

On the first floor the landing has views and access to the commanding balcony with

outstanding views, five bedrooms, two en-suites and family bathroom.

The home also has a cellar for storage.

Outside

A large gravel drive offers ample parking and turning. The detached three car garage has independent doors, power and light.

The stunning and beautifully landscaped grounds incorporate tended lawn areas, hedging, bushes and young trees.

From the gardens one can take in and enjoy the outstanding panoramic views.

Viewing

Strictly by appointment only.









Location

The house is situated in one of the most sought-after villages in Wiltshire. The village of Horningsham is mostly retained by the Longleat Estate with only a few freehold properties privately owned. The village nestles into fabulous Wiltshire countryside and borders the estate, and you can even hear the lions roaring at feeding time, it is the most perfect location. Horningsham is located approximately 5 miles from Warminster town centre which offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, 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.

The historic market town of Warminster on the western edge of Sailsbury 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: G

Heating: Central heating to radiators

Services: Private Drain, Main Electricity & Water

Tenure: Freehold



Motorway Links

- A303/M3/A361/A350
- M4



Train Links – From Warminster to:

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

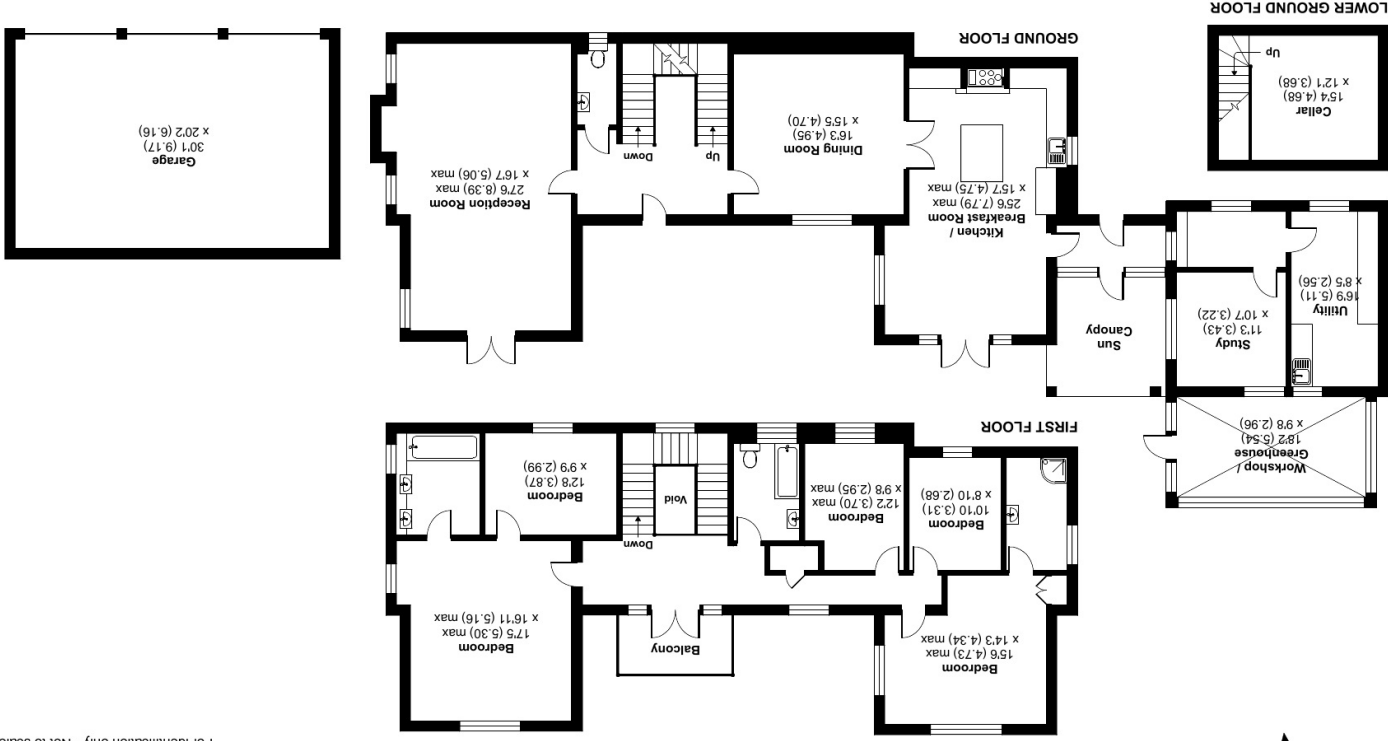


Nearest Schools

- Trowbridge/Frome/Bruton/ Bath
- Warminster/Westbury/BOA

White Street, Horningsham, Warmminster, BA12

Approximate Area = 3452 sq ft / 320.6 sq m (excludes void)
 Garage = 608 sq ft / 56.4 sq m
 Total = 4060 sq ft / 377.1 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). © nrichcom 2025.
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