

Upton Scudamore

Warminster, BA12 0AG

COOPER
AND
TANNER



£549,950 Freehold

An opportunity to purchase an individual three bedroom detached house set in the sought after village of Upton Scudamore. It has been designed to a high specification and combines contemporary design with energy-efficient living. It offers open plan living accommodation downstairs and has been maintained to a high standard by its current owners. In addition there is a large fully-insulated studio cabin in the garden that provides excellent versatility in its use. There are two parking spaces to the front and is offered to the market with no onward chain.

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DESCRIPTION

An inviting entrance hall with stairs rising to the first floor and access to a ground-floor cloakroom. A door leads through to the impressive open-plan kitchen / dining / living area, perfectly designed for both everyday living and entertaining. The contemporary kitchen is fully fitted with an extensive range of wall and base units, including a pull-out larder. At its heart sits a striking solid oak island featuring a double Belfast sink, instant hot-water tap and integrated waste disposal unit. There is seating for four at the breakfast bar, space for an under-counter wine fridge, an eye-level Neff double oven, induction hob with extractor, and an integrated Neff fridge freezer.

Six-panel glass bi-fold doors open seamlessly onto the garden, creating a superb indoor-outdoor entertaining space. The ground floor benefits from recently installed hand-scraped distressed oak flooring with underfloor heating throughout. The dining area comfortably accommodates a large table and is enhanced by elegant glass pendant lighting. The living area features bespoke floor-to-ceiling shelving and cupboards, framing a contemporary bio-ethanol stove with marble hearth and surround, creating a warm yet stylish focal point.

To the first floor is a generous landing with doors leading to the principal bedroom with en-suite shower room, two further well-proportioned bedrooms, and a modern family bathroom. The bathroom incorporates a discreet laundry cupboard housing both a washing machine and tumble dryer.

All bedrooms benefit from cleverly designed built-in storage, maximising space and functionality throughout the home.

OUTSIDE

The property is approached via a block-paved driveway providing ample parking. An entrance porch offers useful storage for coats and boots. A side gate leads to the enclosed rear garden, which has been designed for low maintenance and privacy.

The garden is laid mainly to faux lawn with a generous paved patio ideal for outdoor dining, complemented by an attractive arrangement of potted plants. The detached studio cabin sits within the garden, with additional storage located discreetly behind it.

LOCATION

Angel Lodge is ideally positioned within the desirable village of Upton Scudamore, which benefits from a parish church and a popular village pub, as well as a strong and welcoming community with regular events throughout the year.

The nearby town of Warminster, approximately two miles to the south, offers a comprehensive range of shopping, leisure and educational facilities, including a theatre, library, sports centre, swimming pool, schools, medical services and a mainline railway station with direct links to London Waterloo. Excellent road connections are provided by the A303, offering access east towards London and west towards Exeter. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead (National Trust) and the surrounding countryside of Salisbury Plain.

COUNCIL TAX

BAND 'E





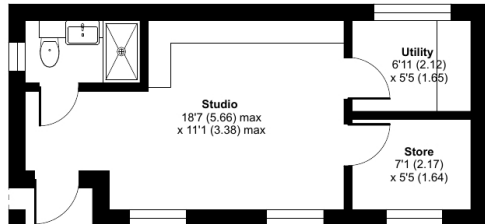
Upton Scudamore, Warminster, BA12

Approximate Area = 1148 sq ft / 106.6 sq m

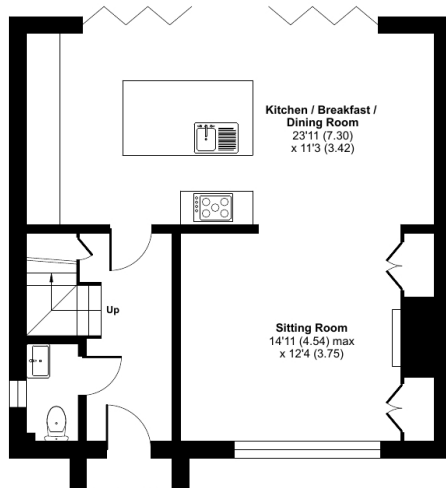
Outbuilding = 279 sq ft / 25.9 sq m

Total = 1427 sq ft / 132.5 sq m

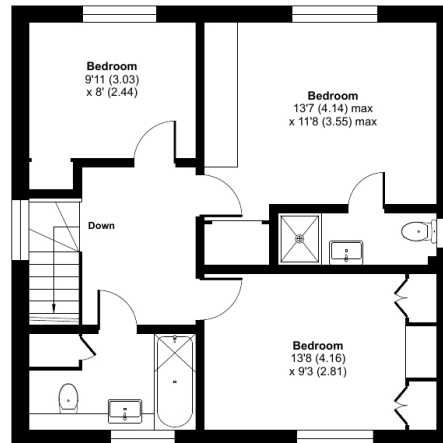
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OUTBUILDING



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1374397

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