

# Bishopstrow

Warminster, BA12 9HN

COOPER  
AND  
TANNER



## £295,000 Freehold

This charming two bedroom mid terraced cottage has been updated to a high standard by its current owners and is beautifully presented throughout. The main benefit is the large rear garden which is a 'GARDENERS DREAM'. The garden has had a full make over and is stunning. In addition it has a Summer house/Office at the top. It is located in the sought after Wylke Village in Bishopstrow and is close to open countryside.



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#### DESCRIPTION

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#### OUTSIDE

From the front the property has a door to the side with opens into a passage way. This leads to the rear garden and to the back door. There is an open porch leading to the back door. There is a concrete area with access to a large retaining border full of established shrubs and plants. Steps lead up to a sensational garden which has been beautifully designed. A gravelled path leads to the end of the garden with fully stocked borders along the path right to the end. Leading up the garden there are terraced sections to include lawned areas with established borders. There is a patio with a seating area with a pergola with established climbing plants. Leading up to the top there is a large vegetable plot, a greenhouse, a garden pond and more areas with flowers and shrubs. At the end of the garden there are steps up to an area of decking which leads into a large Summer House / Office with power and a good internet connection. There is also a shed with a work bench behind. The whole garden is extremely well tended and is privately enclosed offering a tranquil haven. 'If you are keen gardener this is the perfect property'.

#### COUNCIL TAX

Band 'B'

#### LOCATION

Bishopstrow is home to the Bishopstrow House Hotel, Bishopstrow College and the Wessex National Trust HQ, it also has a playing field, village hall and church and borders the Cranborne Chase and West Wiltshire Downs area of outstanding natural beauty. Warminster has an excellent range of shopping and leisure facilities from a recently built Waitrose supermarket, to more individual shops selling clothes, antiques and a variety of goods. There is a railway station with a link to London. Connections to the A36 and A303 are good with Bath, Bristol and Salisbury all within a commutable distance. Local schooling is good with Warminster having well respected Private and State schools, Westbury, Frome, Bath and Salisbury also have a good range of schools for all ages. The countryside around is a mixture of arable and pastureland with excellent leisure pursuits at Salisbury Plain, Longleat, Cley Hill, Shearwater and Stonehenge, all on the doorstep.



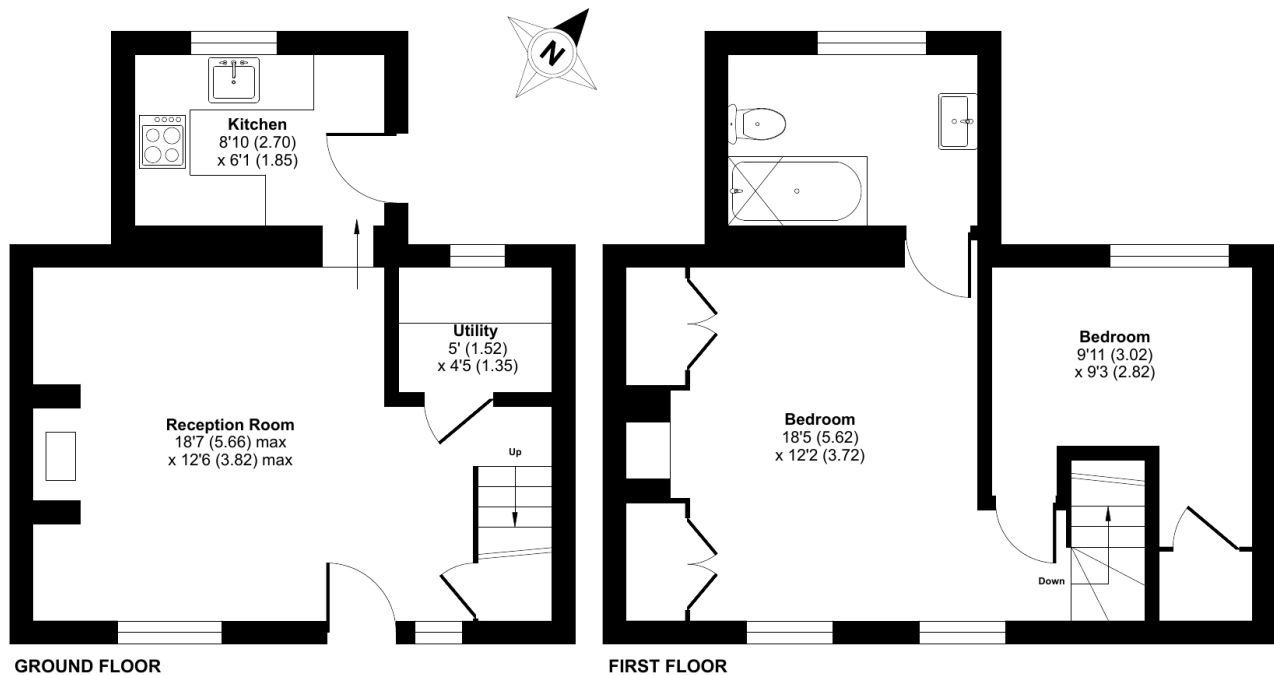




## Bishopstrow, Warminster, BA12

Approximate Area = 643 sq ft / 59.7 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: 1315543

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