



49 Sambourne Road, Warminster,
Wiltshire, BA12 8LQ

Guide Price £625,000 Freehold

COOPER
AND
TANNER



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Description

We are delighted to offer this unique and superbly appointed detached residence that is located on the Crockerton side of the town. This lovely home has had numerous improvements carried out by the current owners. The property is presented in immaculate order and has also been reconfigured and extended to provide very spacious living accommodation for the family. Particular attention has been given to the detail and this is very evident in the style and fittings around the home including fitted blinds, water softener, multiple external power points, patio lighting, Broadband in summerhouse and workshop, integrated dishwasher and full height fridge/freezer, underfloor heating in dining room, Wiser smart heating system, greenhouse with power, enclosed hot tub area, LED lighting throughout, Bifold doors in dining and living room, planning permission to convert the first floor craft room, this

room could also be a potential bedroom.

Outside

At the front a drive provides parking. There is also an EV charger. The superb ground of this home are very established, neatly tended and landscaped and would be of particular interest to keen gardeners. The gardens incorporate patio and gravel areas along with planted borders, hedging and established trees that offer a great degree of privacy

Outbuildings

Workshop with power and light and a summer house with power and light.

Viewing

Viewing comes highly recommended to realise the full charm of this substantial village residence. (BY APPOINTMENT ONLY)









Location

Warminster offers a wide range of both shopping and leisure facilities to include Waitrose, library, sports centre, swimming pool, churches, doctors' and dentists' surgeries, hospital and post office. Schooling in the area is excellent with a range of state and private primary and secondary schools within a short drive.

The 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.



Local Information

Local Council: Wiltshire Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage/ Mains Electricity / Gas and Water

Tenure: Freehold



Motorway Links

- A303/M3/A361/A350
- M4



Train Links

- Westbury
- Warminster



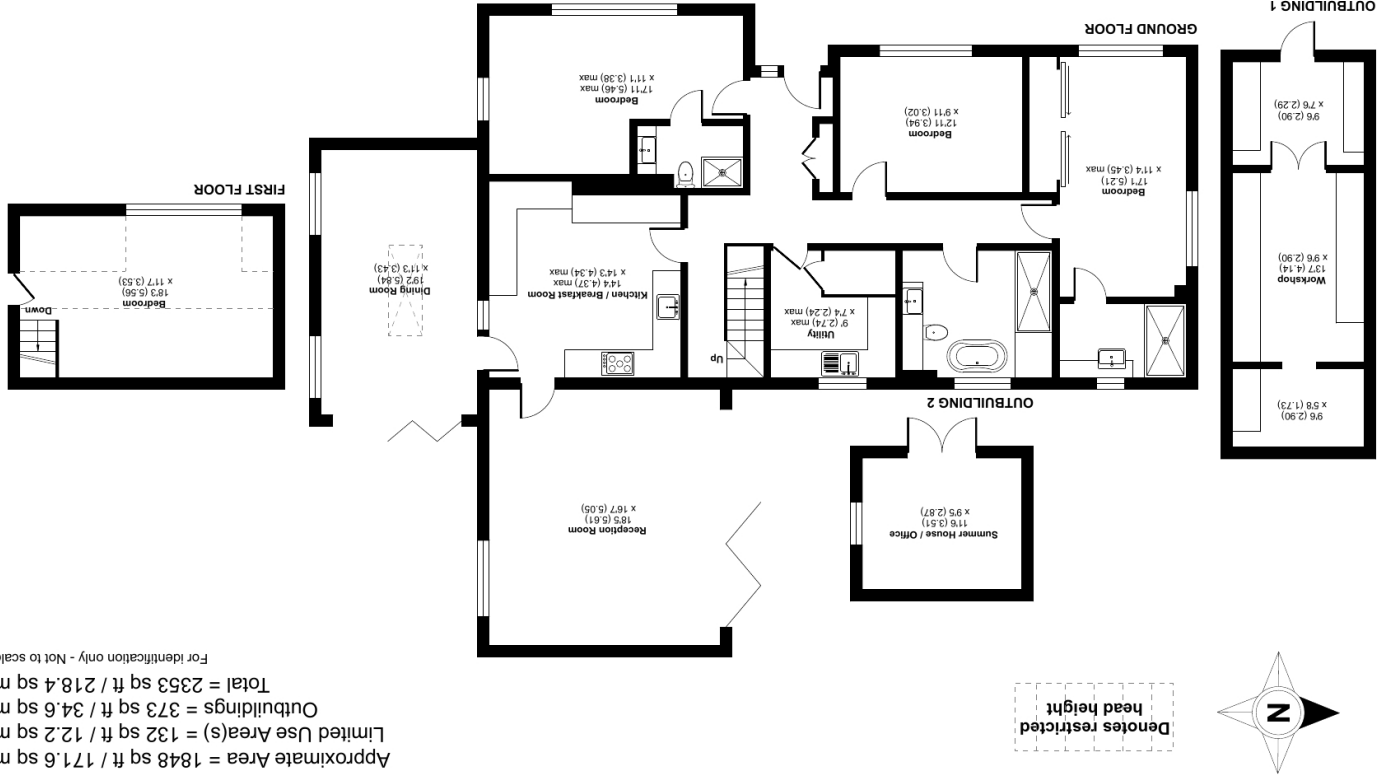
Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA

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Approximate Area = 1848 sq ft / 171.6 sq m
 Limited Use Area(s) = 132 sq ft / 12.2 sq m
 Outbuildings = 373 sq ft / 34.6 sq m
 Total = 2353 sq ft / 218.4 sq m

For identification only - Not to scale



Denotes restricted head height

Certified Property Measurer
 RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2024.
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