

Church Street

Warminster, BA12 8PQ

COOPER
AND
TANNER



£405,000 Freehold

We are delighted to offer this outstanding and imposing Grade II residence, believed to date back to the 17th Century and being full of charm, features and very spacious accommodation. The home has the most beautiful landscaped and part walled grounds to the rear incorporating an abundance of mature planting, lawn and patio.

Church Street Warminster BA12 8PQ

 4  3  2 EPC D

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DESCRIPTION

This imposing Grade II residence, believed to date back to the 17th Century, and situated close to the town. A wood panelled entrance door opens into the hallway with original flagstone flooring and a staircase with balustrading to the upper floors. The main lounge has a feature fireplace and original wood flooring. The dining / music room has a tasteful decorative theme and has wood flooring, fire place and recessed book shelving. At the rear is a lovely garden room having a fire place with mantle and brick insert. The kitchen has been upgraded and offers a lovely range of grey panelled wall and base units with worktops, gas hob, oven and glazed doors to the rear patio and garden. On the first floor you will find the bedroom one with wood flooring and a fire place along with bedroom four, and the luxury shower room with wood flooring, and the family bathroom with a free standing bath and wood flooring. On the second floor is bedroom two and three along with a study area. A particular feature of this property is the substantial landscaped grounds that offer an abundance shrubs, plants, trees and original part stone walling. From the kitchen are wide steps that give access to a pleasing part walled patio area

LOCATION

The home is located along the popular Church Street and being close to the private Warminster School. The town of Warminster 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.

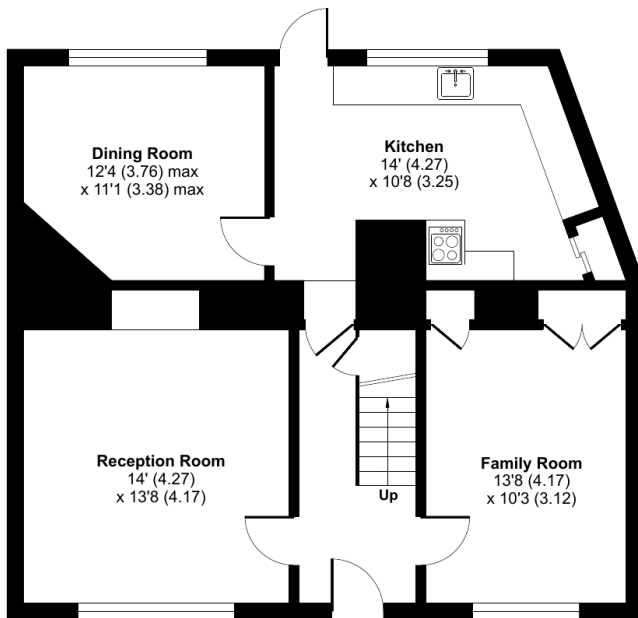




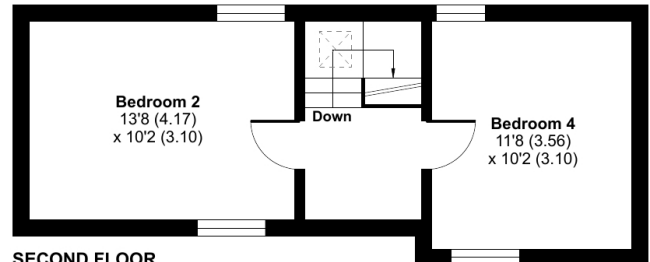
Church Street, Warminster, BA12

Approximate Area = 1643 sq ft / 152.6 sq m

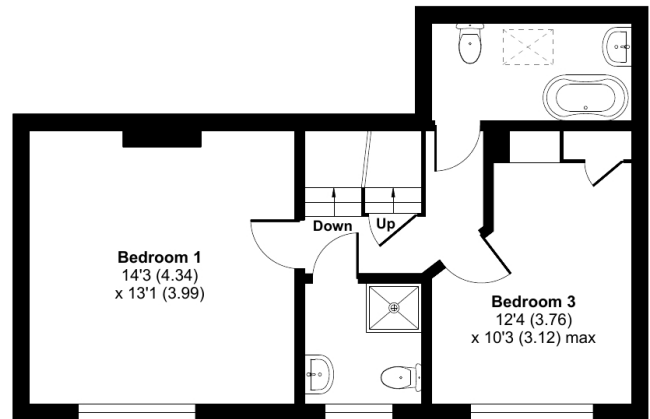
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 982227

WARMINSTER OFFICE

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