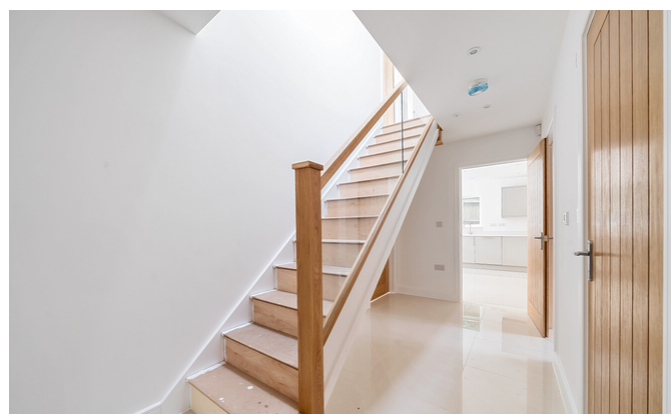


# Victoria Road

Warminster, BA12 8HG

COOPER  
AND  
TANNER



## £650,000 Freehold

Description - (Approx.1487 sq ft) Constructed by YKL Home Developments. An exceptional, newly constructed and architect designed detached residence having part brick and timber clad elevation under a slate tiled roof. This amazing home enjoys an exclusive and pleasing location that is tucked at the end of a long driveway off the Frome Road. The home offers well planned and efficient living throughout, and is complimented with a host of high-end fixtures, fittings and a state-of-the-art kitchen. Viewing highly advised.

# Victoria Road Warminster BA12 8HG

 5  3  3 EPC TBC

## £650,000 Freehold

### DESCRIPTION

10 Year building warranty.

An excellent opportunity to purchase this exceptional bespoke, and newly constructed home. This architecturally designed detached residence has brick and part wood clad elevations under a slate tiled roof. The property enjoys a pleasing position, and is tucked away at the end of a long driveway off the Frome Road. This fantastic family home offers well planned and efficient living throughout, and has a host of high-end fixtures, fittings and a state-of-the-art kitchen. The deceptive accommodation comprises an entrance hall with stairs leading to the first floor with glass balustrading, tiled flooring, Oak doors and access to the ground floor WC. The main sitting room has bi-fold doors to outside and feature Oak flooring. An opening leads to the spacious dining room area with High efficiency Air source heating with underfloor heating downstairs and high efficiency radiators upstairs, Triple glazed windows, Cat 8 data wiring, future proof three phase electrical supply, fire sprinkler system, alarm system, 7.5kw car charging, High specification insulation throughout, Oak flooring and bi-fold doors to outside. The high end kitchen has been beautifully fitted with a wide range of wall and base units, integrated appliances and tiled flooring. The utility room has fitted units, sink, plumbing and a door to outside. The ground floor bedroom 5 has the advantage of an en-suite with under floor heating. On the first floor, a landing with Oak doors gives access to the four bedrooms, with the master room having an en-suite. The family bathroom has the advantage of a shower bath, glass screen, under floor heating and heated ladder radiator.

### SPECIFICATIONS / HEATING

High efficiency Air source heating with underfloor heating downstairs and high efficiency radiators upstairs, Triple glazed windows, Cat 8 data wiring, future proof three phase electrical supply, fire sprinkler system, alarm system, 7.5kw car charging, High specification insulation throughout.

### OUTSIDE

Outside a long driveway leads off the Frome Road to a parking and turning area. The landscaped grounds incorporate neatly planned lawn and paved patio areas along with timber framed borders and feather edge fencing.

### LOCATION

The historic market town of Warminster is set in beautiful surroundings and offers a wide range of shopping and leisure facilities to include library, sports centre, Snap gym, swimming pool, pre/ primary / secondary / private 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. Warminster 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







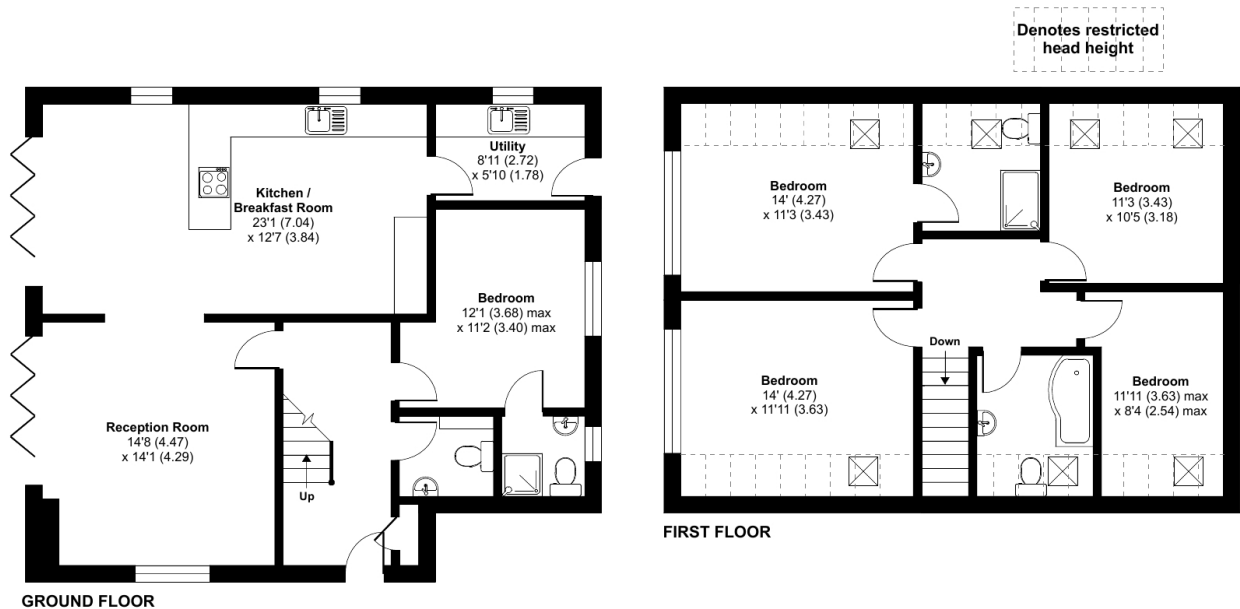
## Victoria Road, Warminster, BA12

Approximate Area = 1487 sq ft / 138.1 sq m

Limited Use Area(s) = 155 sq ft / 14.4 sq m

Total = 1642 sq ft / 152.5 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). © ncthecom 2024. Produced for Cooper and Tanner. REF: 1207182

### WARMINSTER OFFICE

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