

# Falcon Road

Warminster, Ba12 8FX

COOPER  
AND  
TANNER



## £525,000 Freehold

This exceptional four bedroom executive detached house is set in the popular Red row development and is the 'Canterbury' design. It occupies a corner position in a quiet cul-de-sac close to countryside walks. It offers superb family accommodation throughout and has been maintained to a very high standard by its current owners. There is a landscaped garden at the back with a new large Summer House with an under cover seating area. In addition it offers a double garage and driveway parking.

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 4  2  2 EPC B

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### DESCRIPTION

This exceptional four bedroom executive detached house is set in the popular Red row development and is the 'Canterbury' design. It occupies a corner position in a quiet cul-de-sac close to countryside walks. It offers superb family accommodation throughout and has been maintained to a very high standard by its current owners. There is a landscaped garden at the back with a new large Summer House with an under cover seating area. In addition it offers a double garage and driveway parking. The accommodation comprises an entrance hall, downstairs cloakroom, a large kitchen/ breakfast room fully fitted with a large amount of wall and base units with work surface over, an integrated dishwasher and fridge/freezer, a built in eye level oven and grill, there is a breakfast bar and a good size dining area perfect for entertaining, French doors open out into the garden, there are panels to the side which make this room a very light room. Double doors then lead into the sitting room with built in units across one wall, again French doors open out into the rear garden and there are glass panels to either side. Utility room which is fully fitted and there is a door to the side. From the hallway a door opens into a study/ reception room. Leading upstairs the master bedroom offers a good sized en suite shower room, there are another two double bedrooms, a single bedroom and a family bathroom. The property benefits from upgrades including Amico flooring, Intu fitted blinds, inset lighting and an electric garage door.

### OUTSIDE

The front of the property is approached over a tar macadam driveway which has just been laid. A path leads to a canopy porch with access to the front door. There is a border to the side with various plants, a bin storage and a gate to the side giving access to the side, with a personal door to the garage and leads round to the back of the property. The rear garden is a good size and has a full width patio enclosed by wrought iron railings, then steps leads down to a large lawned garden fully enclosed by fencing making the garden private. You will find a new Summer House with a high ceiling. It has a large under covered seating area at the side with a patio giving you an additional entertaining area.

### COUNCIL TAX

Band 'E'

### LOCATION

The historic market town of Warminster 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.









## Falcon Road, Warminster, BA12

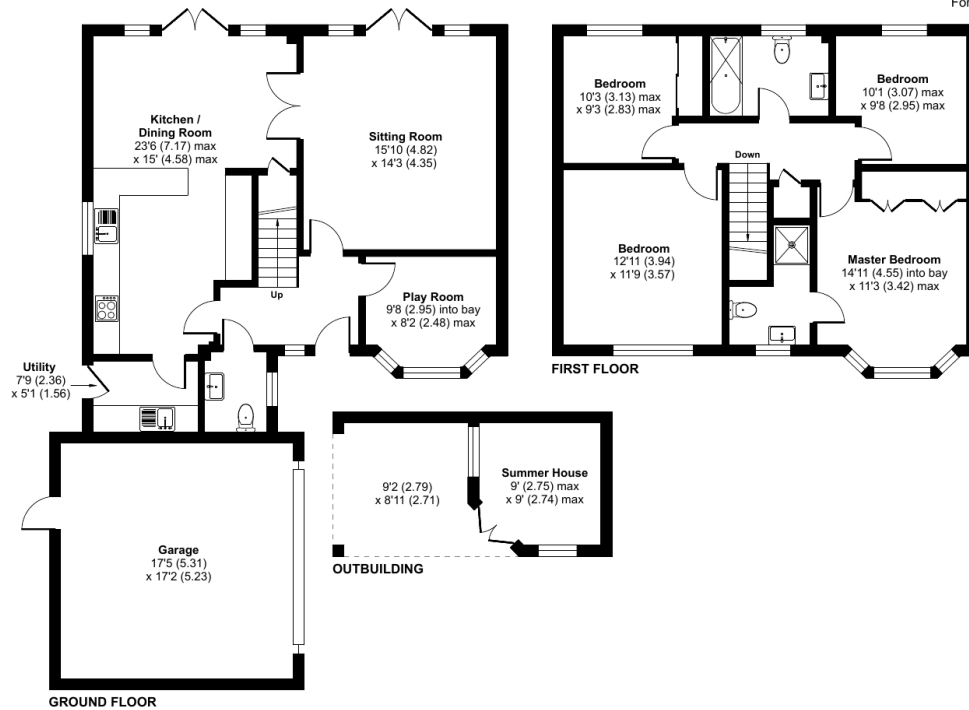
Approximate Area = 1464 sq ft / 136 sq m

Garage = 299 sq ft / 27.7 sq m

Outbuilding = 76 sq ft / 7 sq m

Total = 1839 sq ft / 170.7 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: 1328561

### WARMINSTER OFFICE

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