

Upton Scudamore

Warminster, BA12 0AG

COOPER
AND
TANNER



£285,000 Freehold

We are pleased to offer for sale this well presented two bedroom mid terraced cottage that offers character and charm throughout. It is set in the popular village of Upton Scudamore and has countryside walks right on its doorstep. It has been extended and offers an open plan kitchen/diner with French doors leading to the rear garden. There is an attic room that could be used as an office. There is a large enclosed garden to the rear with a large workshop at the bottom.

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DESCRIPTION

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OUTSIDE

The rear garden is a particular benefit of the property and is a really good size. It is privately enclosed and is full of established trees, shrubs and plants. it has a covered seating area on the patio then steps lead up to a large lawned garden . There is a side pathway which in turn leads to a coal shed , undercover storage and a large workshop with potential to be converted and used as a home office. * Agents note * The property enjoys a right of way through to 28,29,30 & 31 for bins, bikes and deliveries. There is NO THROUGH ACCESS across this property.

COUNCIL TAX

Band ' B '

LOCATION

The property is very well situated in this sought after village which has a fantastic Public House/Italian Restaurant and is located close to the towns of Warminster and Westbury, which offer mainline railway stations to Waterloo and Paddington. Warminster is approximately 2 1/2 miles away and 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. Nearby the 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.





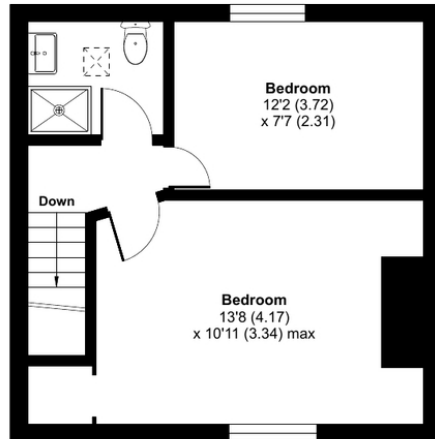
Upton Scudamore, Warminster, BA12

Approximate Area = 815 sq ft / 75.7 sq m (excludes covered patio & store room)

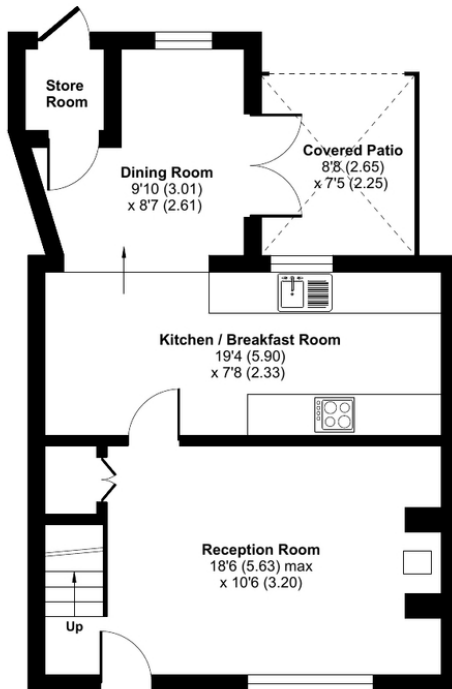
Outbuildings = 277 sq ft / 25.7 sq m

Total = 1092 sq ft / 101.4 sq m

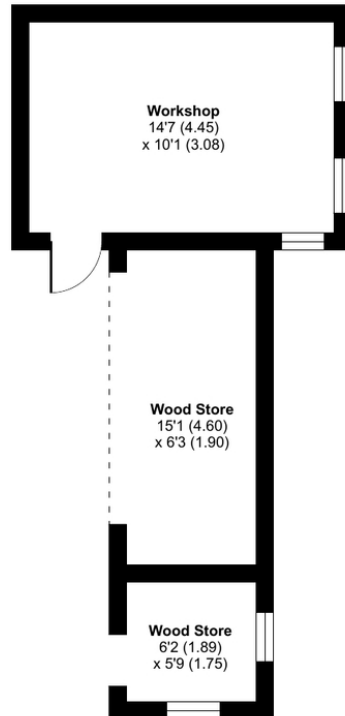
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FIRST FLOOR



GROUND FLOOR



OUTBUILDING 1 / 2 / 3



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Cooper and Tanner. REF: 1280416

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