



42 Portway, Warminster BA12 8QD

£625,000 Freehold

COOPER
AND
TANNER



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 4  2  3 EPC N/A

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Description

A deceptively spacious period home retaining its character and charm throughout, located in a sought after location close to the town centre and its amenities. The property is being offered for sale with no onward chain and is arranged over three floors benefitting from stripped wooden floorboards, feature fireplaces, cornicing, window shutters, a detached garage/workshop, off road parking and a mature enclosed garden to the rear.

In brief the accommodation comprises reception hall with a feature fireplace and a turning wooden staircase rising to the first floor, light and airy sitting room with a feature fireplace housing a wood burning stove and recessed shelving to either side, steps up lead to the dining area which has French doors out onto the garden.

The kitchen/breakfast room has a range of fitted wall and base units with integrated dishwasher, fridge and freezer with space for a range cooker. A door from here leads to the garden. In addition to the ground floor, a door from the sitting room leads to an inner hall with utility area, WC and stairs rise to the studio. To the rear of the utility area a door leads into the library with steps up onto the garden.

To the first floor is the main bedroom with fitted wardrobes and a door to the en-suite shower room with corner shower cubicle and a wall mounted towel rail. There are two further double bedrooms and a beautiful family bathroom with towel radiator and storage cupboards.

From the first floor landing, stairs rise to the second floor where there is a good size double bedroom and en-suite shower room. There are also doors into a large attic space, which subject to planning could be used as additional accommodation should you wish.

Internal viewing comes highly recommended to fully appreciate what it has to offer.









Outside

The mature enclosed gardens are located at the rear of the property and have been well maintained by the current vendors. There is a good size lawn area with well stocked flowerbeds and borders housing a wide selection of plants, shrubs and bushes. Directly from the kitchen and dining room there is a terraced seating area, ideal for al-fresco dining and entertaining with steps up onto the lawn. At the rear of the property is a detached garage/workshop and parking area which is accessed from The Close. Side gates from here lead onto the garden.

Location

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.



Local Information Warminster

Local Council: Wiltshire Council

Council Tax Band: E

Heating: Gas fired central heating

Services: Mains drainage, Water, Gas and Electricity

Tenure: Freehold



Motorway Links

- A303/M3
- M4



Train Links

- Warminster
- Westbury



Nearest Schools

- Warminster
- Westbury

Portway, Warmminster, BA12

Approximate Area = 2876 sq ft / 267 sq m (includes garage)
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2022. Produced for Cooper and Tanner. REF: 914012

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