

# Camellia Drive

Warminster, BA12 7RW

COOPER  
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TANNER



**£360,000 Freehold**

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## Warminster

### BA12 7RW

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### DESCRIPTION

This four bedroom link detached house is beautifully presented and offers good sized accommodation throughout the property. It offers a good sized kitchen/diner and a large conservatory. The back garden is totally private and has been designed offering a covered Pergola for outside entertaining. It is quietly tucked away in the corner with a garage and driveway parking. The accommodation comprises: An entrance porch with a door into a light lounge with double glass doors into the Kitchen/diner. The Kitchen is fully fitted with a range of wall and base units with integrated dishwasher, separate fridge and freezer, built in cooker with double oven, splash back and chimney hood over. A door opens into a large conservatory which can be used for a multiple of uses. A door opens into the rear garden. From the lounge there is a door into an inner hallway with the stairs leading to the first floor. You will find three bedrooms and the family bathroom. Stairs lead up to the second floor where you will find bedroom four which offers an en suite shower room and there is plenty of storage.

### OUTSIDE

At the front of the property there is a paved driveway with access to the garage and provides parking for three cars. There is gated access to the side which provides a good storage area, it has been laid to gravel and decking leads round to the beautiful back garden with a large decked area with lighting, there is a raised decked border with various plants. Steps lead up to a lawned area with a graveled seating area in the corner. The garden is fully enclosed and is totally private by a large hedge at the back, and fencing at the sides. A particular feature is the covered pergola perfect for seating and entertaining. A personal door leads into the garage.

### COUNCIL TAX

Band 'C'

### 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.





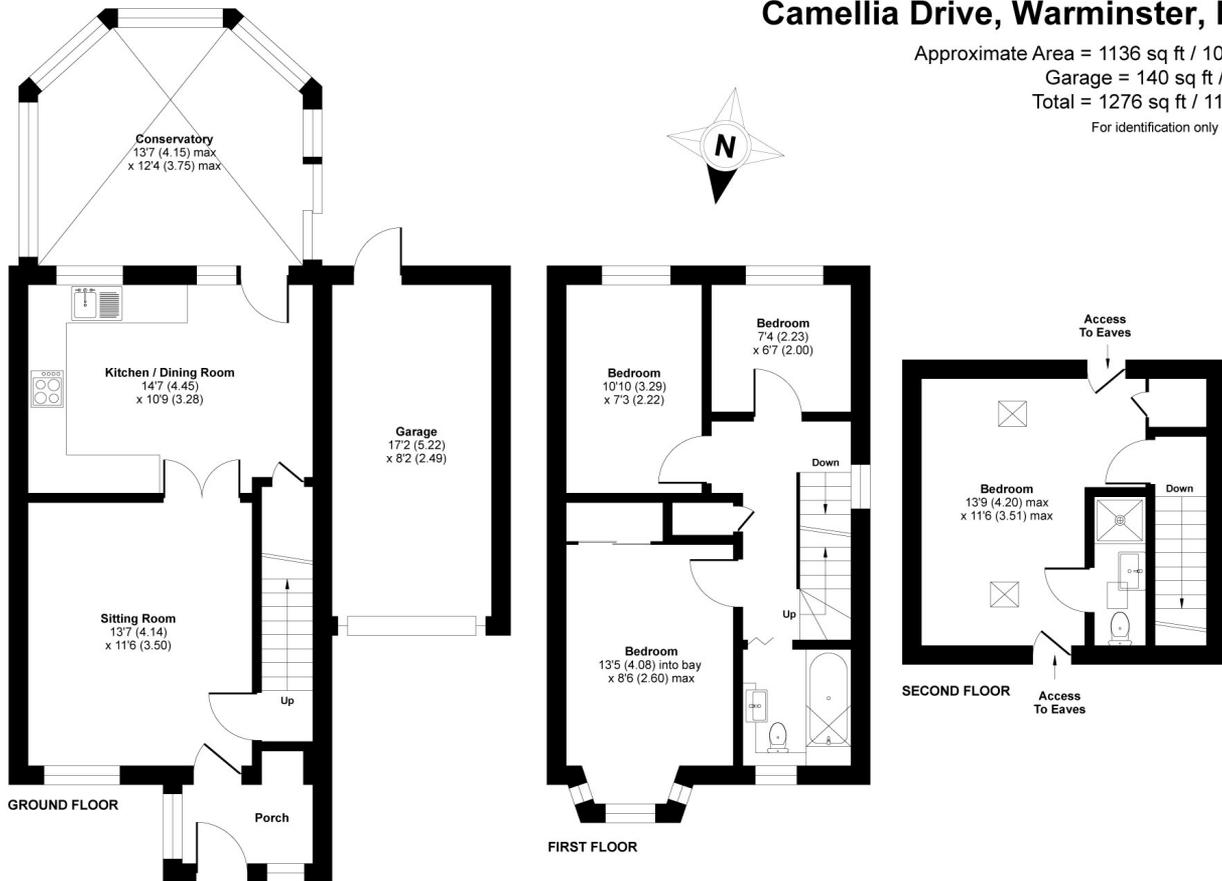
## Camellia Drive, Warminster, BA12

Approximate Area = 1136 sq ft / 105.5 sq m

Garage = 140 sq ft / 13 sq m

Total = 1276 sq ft / 118.5 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). © nchecom 2026. Produced for Cooper and Tanner. REF: 1420235

### WARMINSTER OFFICE

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