



21 Victoria Road, Warminster BA12 8HA

Guide Price £649,950 Freehold

COOPER
AND
TANNER



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 4  2  4 EPC A

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Description

"This stunning, one of a kind, architect designed property is a rare gem in the area. Built in 2021, the incredibly bright, airy and high specification property has been improved even further by it's current owner who has managed to achieve an extremely rare EPC A energy rating, which makes the house in the top 0.2% for energy efficiency in the UK. This protects any future resident from the worst of the energy cost crisis.

The design and quality of this home is second to none, with the layout of the rooms making absolute sense in every respect. The incredible 2-storey window at the front of the property is a show-piece and gives the house an almost art-gallery feel, helping to make it somewhat of a local landmark.

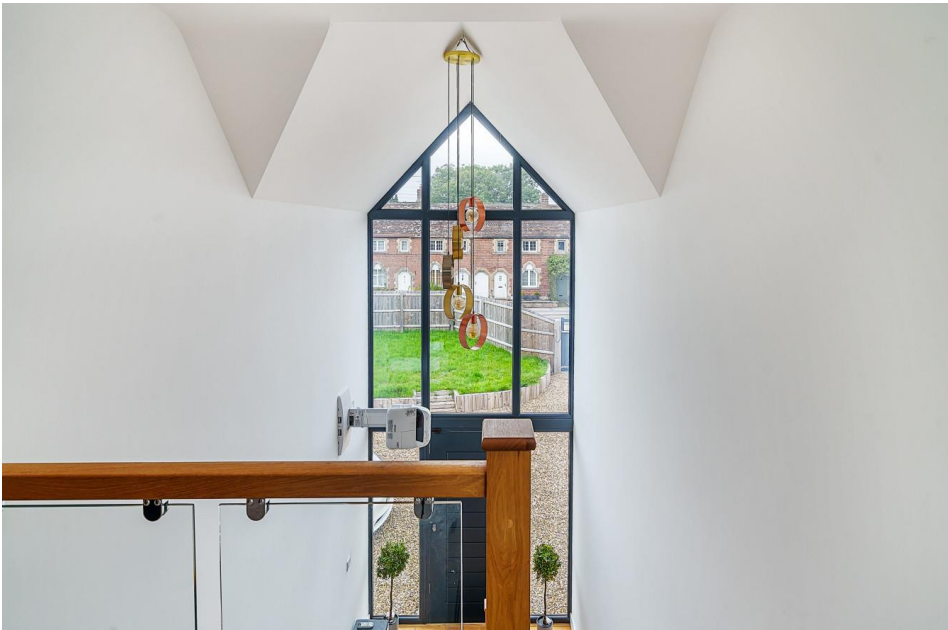
The property is just over 2000 sq/ft in total and boasts efficient underfloor heating that is controlled by individual digital thermostats in every room. The push for efficiency is served further with the 7.35kWh Jinko Solar/Solar Edge Array and Tesla Battery, which not only has the potential to generate around 7 MWh of electricity per year (weather dependent), but also make utility bills so low that during the summer these are generally negative given the current owners usage! The property also comes with a Hypervolt electric car charger, a full security system and CCTV installation all of

which are app controlled for your piece of mind whilst you are away from home.

Like the rest of the house, the kitchen is a unique, high-end, custom installation, fully fitted with Bosche appliances. This includes 2 smart ovens, a 5 ring gas hob, an American style fridge freezer with ice maker and a separate wine chiller, as well as a water softener which is prevents limescale which can be a problem in Wiltshire. Two of the 4 aspects of the kitchen are large glass doors allowing the boundaries from the home to the garden to be removed entirely, which is amazing for entertaining during the summer months. The vast array of cupboard space means storage will never be an issue in this kitchen!

The property has 4 bathrooms, 3 of which come with illuminated anti-fog mirrors, with the ground floor bedroom ensuite being a wet room. Every bedroom is at least a large double. The property has been planned in a way as to make every room feel spacious and give the owner a vast array of options with regards to layout, and space is unlikely to ever be an issue in this beautiful and unique home."









Outside

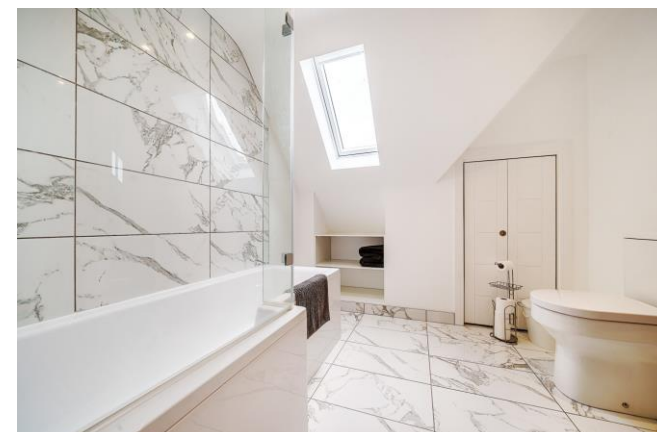
The property sits on a generous plot, and the rear garden faces due south. This creates a beautiful sun-trap on warm summer evenings.

The drive is large enough to support several cars, and there is also a detached garage which is suitable for use by a small car or gives the potential for conversion to a workshop or additional room.

The property is a local landmark, makes a real statement, and photos never do it justice. It needs absolutely nothing, and the quality of the fit and finish needs to be seen to be fully appreciated.

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 Tax Band: C

Heating: Under-Floor heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- A303/M3



Train Links

- Warminster
- Westbury



Nearest Schools

- Warminster
- Westbury

Victoria Road, Warmminster, BA12

Approximate Area = 1872 sq ft / 173.9 sq m

Garage = 147 sq ft / 13.7 sq m

Total = 2019 sq ft / 187.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Cooper and Tanner. REF: 1025662

WARMINSTER OFFICE
 telephone 01985 215579
 48/50 Market Place, Warmminster BA12 9AN
warmminster@coopertanner.co.uk

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