

# Ashley Coombe

Warminster, BA12 9QU

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## £395,000 Freehold

An extended detached four bedroom detached home that is located on a popular cul de sac on the Crockerton side of the town. The property has been extended over the years to provide valuable extra family living and is set within a pleasing plot with established grounds. Parking and single garage.

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## Warminster

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## £395,000 Freehold

### DESCRIPTION

An extended detached four bedroom home that is located on a popular cul de sac on the Crockerton side of the town. The property has been extended over the years to provide valuable extra family living.

The home has gas central heating and double glazing. The accommodation comprises an entrance hall, ground floor WC, fitted kitchen, sitting room, dining room, conservatory, study, workshop, landing, four bedrooms and bathroom.

### OUTSIDE

Outside a drive offers parking and gives access to the single garage. The front garden is laid to lawn and incorporates a young tree and hedging.

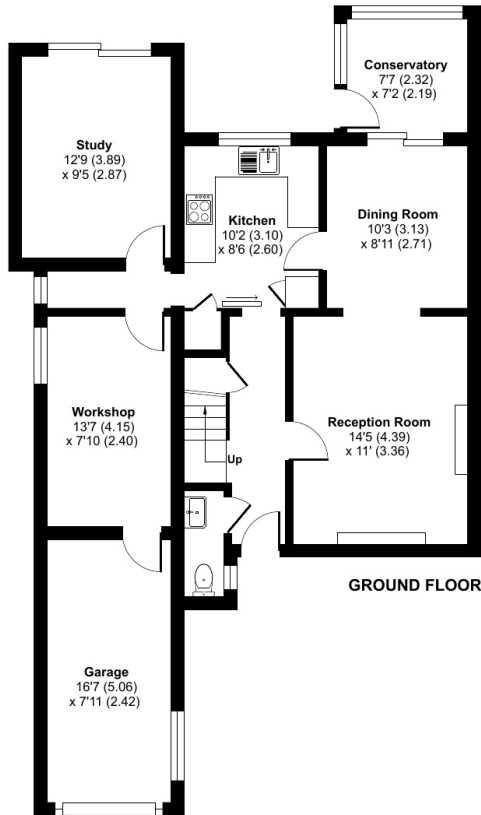
At the rear is an established garden being mainly laid to lawn and having paved patio. The garden is enclosed with hedging and fencing.

### LOCATION

The historic market town of Warminster is set in beautiful surroundings and 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.







## Ashley Coombe, Warminster, BA12

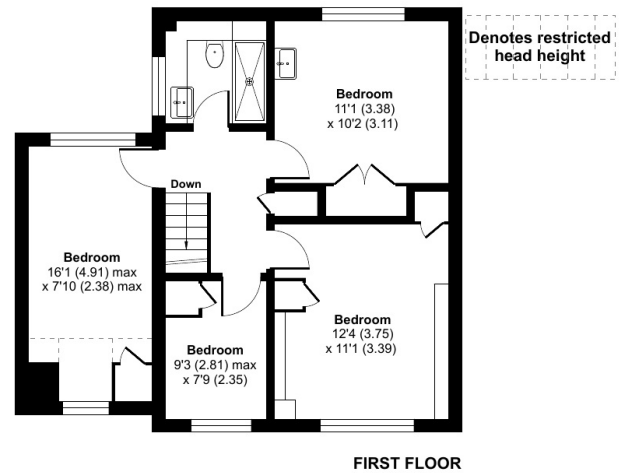
Approximate Area = 1245 sq ft / 115.6 sq m

Limited Use Area(s) = 13 sq ft / 1.2 sq m

Garage = 240 sq ft / 22.2 sq m

Total = 1498 sq ft / 139.1 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). © ncthecom 2025. Produced for Cooper and Tanner. REF: 1268771

### WARMINSTER OFFICE

Telephone 01985 215579

48-50, Market Place, Warminster, Wiltshire BA12 9AN

[warminster@cooperandtanner.co.uk](mailto:warminster@cooperandtanner.co.uk)

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