



27 Bishopstrow, Warminster,
Wiltshire, BA12 9HN

Guide Price £475,000 Freehold

COOPER
AND
TANNER



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Description

Cooper and Tanner are delighted to bring to the open market an excellent opportunity to acquire this charming period Grade II listed residence that is in the highly regarded Bishopstrow. This beautiful property has been tastefully and sympathetically upgraded by the present owners and must be viewed to fully appreciate its charm. The front of the home has rendered and inset timber elevations, and at the side and rear are brick and stone elevations with Mullion stone windows. The entrance door gives access to the hallway that has stairs to the first floor, doors give access to the sitting room, with a feature fireplace, wood burner, and doors to the rear garden, this room could also be used as an additional bedroom four. The main drawing room has Mullion windows and a fireplace surround and wood burner stove. The kitchen / dining room has a range of units and shelving along with a tiled floor, fireplace recess and door to the rear garden courtyard area. Ground floor WC/shower room. On the first floor a landing gives access to the three principle bedrooms with ornate fireplaces and natural wood flooring. The bathroom suite offers a bath, basin and WC..

Outside

The established gardens are approx. 1/4 acre, and incorporate wonderful, secluded areas for contemplation. Within the grounds are various foot paths that lead to all sections of the garden and the summer house with veranda decked area and pond. There is also a pleasing courtyard area ideal for pot plants.

Parking

A private driveway provides parking for three cars and gives access to the garage. This exclusive parking area is enclosed by walling.

Garage Oak framed detached garage with cladding and wood doors, power and light. Side courtesy door. Insulated ceiling. Water connection.

Potential Development The present owners have had plans drawn up for a detached residence to be built in the grounds, however no application for planning has been applied for, or granted.









Location

Bishopstrow is home to the Bishopstrow House Hotel, Bishopstrow College and the Wessex National Trust HQ, it also has a playing field, village hall and church and borders the Cranborne Chase and West Wiltshire Downs area of outstanding natural beauty. Warminster has an excellent range of shopping and leisure facilities from a recently built Waitrose supermarket, to more individual shops selling clothes, antiques and a variety of goods. There is a railway station with a link to London. Connections to the A36 and A303 are good with Bath, Bristol and Salisbury all within a commutable distance. Local schooling is good with Warminster having well respected Private and State schools, Westbury, Frome, Bath and Salisbury also have a good range of schools for all ages. The countryside around is a mixture of arable and pastureland with excellent leisure pursuits at Salisbury Plain, Longleat, Cley Hill, Shearwater and Stonehenge, all on the doorstep.

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.



Local Information

Local Council: Wiltshire Council

Council Tax Band: D

Heating: Oil central heating

Services: Mains drainage/ Mains Electricity and Water

Tenure: Freehold



Motorway Links

- A303/M3/A361/A350
- M4



Train Links

- Westbury
- Warminster

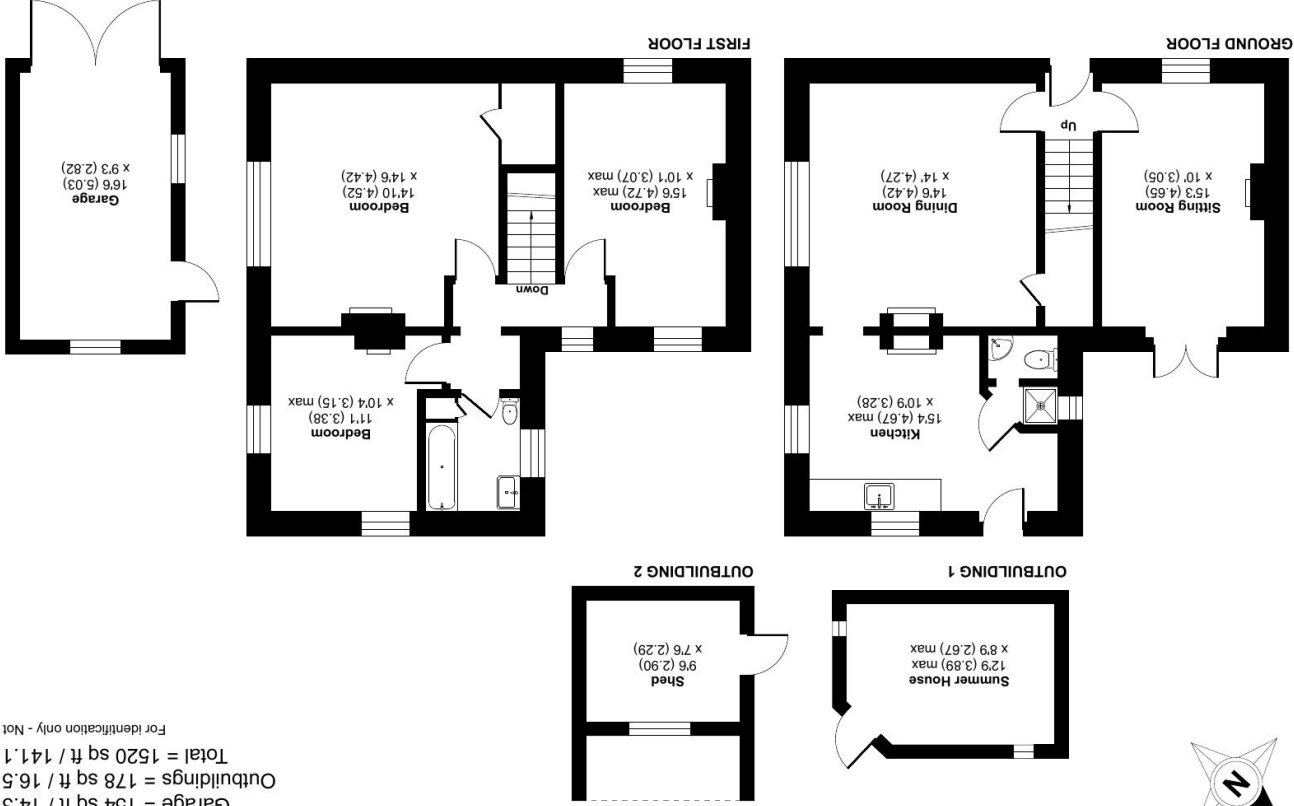


Nearest Schools

- Warminster /Frome
- /Westbury/BOA/Bath

Bishopstrow, Warmminster, BA12

Approximate Area = 1188 sq ft / 110.3 sq m
 Garage = 154 sq ft / 14.3 sq m
 Outbuildings = 178 sq ft / 16.5 sq m
 Total = 1520 sq ft / 141.1 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 2024. Produced for Cooper and Tanner. REF: 1176961

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