

Lower Marsh Road

Warminster, BA12 9PB

COOPER
AND
TANNER



£695,000 Freehold

Cooper and Tanner are pleased to bring to the open market this exclusive and extremely spacious luxury detached residence. The home is located in a private gated development and backing onto open fields, and being close to a nature reserve and woodland walks. The exceptional accommodation is arranged over three floors and comprises a hall, cloakroom WC, study, lounge, dining room, kitchen/breakfast room, utility room, five bedrooms, en-suite, family bathroom, parking, garage and gardens with views overlooking fields. Viewing highly advised.

Lower Marsh Road Warminster BA12 9PB

 5  3  2 EPC C

£695,000 Freehold

THE HOME

We are delighted to offer this fantastic and beautifully presented detached family residence. This outstanding home is located in private development with secure gated access development.

This lovely home has many appealing bespoke features including air source heating, floor tiles, high end kitchen and bathrooms, state of the art built in surround sound system, glass balustrading. This property must be viewed to fully appreciate all its fine attributes.

ACCOMMODATION

Double grey doors with glazing and stainless steel handles give access to the hallway having tiled floor and stairs with glass balustrading and access to the garage and ground floor WC cloakroom. Study. The sitting room has bi fold doors to the rear with views towards fields and large skylight window. The bespoke kitchen is fitted with a wide range of bespoke solid wood wall and base units with under unit lights inset into stainless steel, Marble tops, integrated double oven, dishwasher, inset ceramic hob, circular central extractor fan, tiled flooring. The dining area has a sky light over and bi fold doors to the rear garden with open field views. A utility room has tiled flooring, wall and base units, worktop and sink, plumbing for washing machine and a door to side. On the first floor is three bedrooms including the master bedroom with dressing room. The luxury family shower room has twin basins, large wall tiles, heated ladder towel rail, WC and walk in shower enclosure. On the second floor are two further bedrooms with roof windows and en suite WC.

OUTSIDE

Entrance to this exclusive development is via an automated remote electric gate that opens over a shared access block paved driveway. At the front is ample parking for four cars and access to the single garage. Side access leads to the generous landscaped garden that is mainly laid to lawn incorporating a patio, planted borders and decking area provide a tranquil seating area to enjoy the views over the fields.

GARAGING AND PARKING

At the front a block paved drive offers parking and access to the single garage.

LOCATION

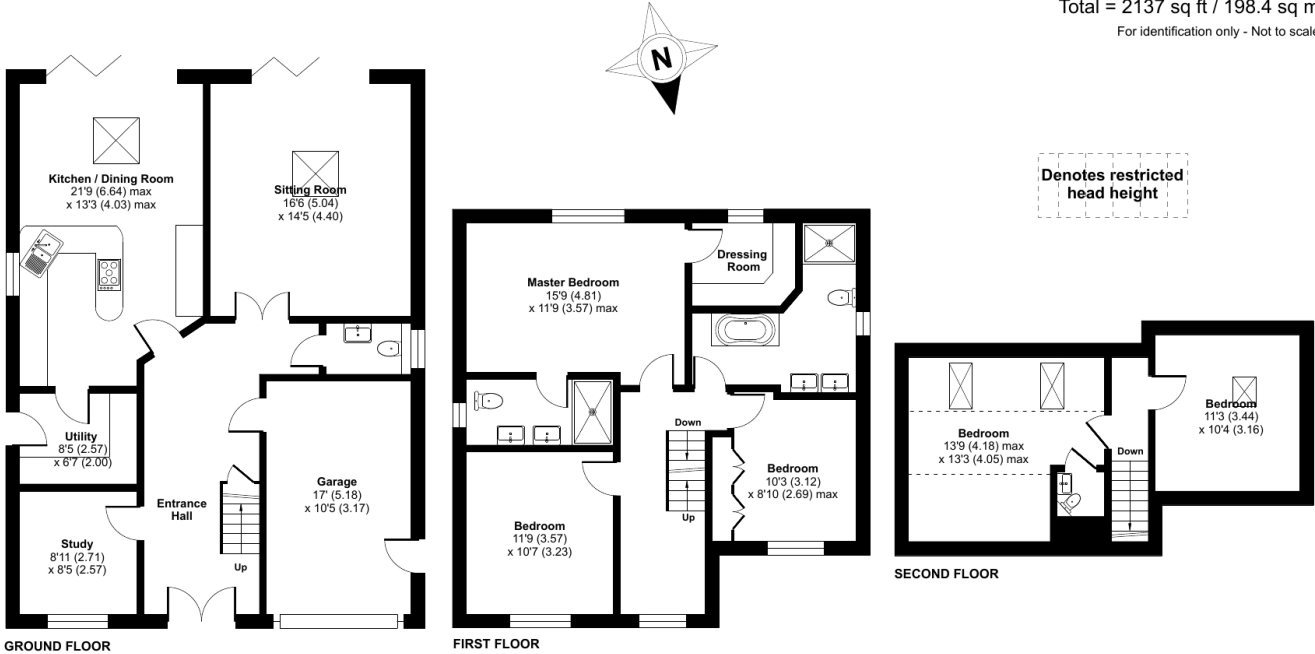
The town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby 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.





Lower Marsh Road, Warminster, BA12

Approximate Area = 1856 sq ft / 172.4 sq m
Limited Use Area(s) = 106 sq ft / 9.8 sq m
Garage = 175 sq ft / 16.2 sq m
Total = 2137 sq ft / 198.4 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). © nitchecom 2026. Produced for Cooper and Tanner. REF: 1397858

WARMINSTER OFFICE

Telephone 01985 215579

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

warminster@cooperandtanner.co.uk

COOPER
AND
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the same as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

