

Southleigh View

Warminster, BA12 9LJ

COOPER
AND
TANNER



£350,000 Freehold

This three bedroom semi detached house is set in a sought after location with far reaching views across South leigh Woods with countryside walks right on the doorstep . It is beautifully presented and would ideally suit a family. It offers a modern fully fitted Kitchen with a large lounge/diner with a wood burning stove. There is a good size conservatory at the back which provides another reception room. In addition there is an outside office and a large timber building. The garage has been split and offers a utility room at the back . There is driveway parking for two cars.

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DESCRIPTION

This three bedroom semi detached house is set in a sought after location with far reaching views across South leigh Woods and has countryside walks right on the doorstep. It is beautifully presented and would ideally suit a family. It offers a fully fitted Kitchen with a large lounge/diner with a wood burning stove. There is a good size conservatory at the back which offers an additional room with doors out into the privately enclosed rear garden. The garage has been split offering storage and a utility room at the back. There is driveway parking for two cars. In brief the accommodation comprises an entrance hall with stairs rising to the first floor. A fully fitted Kitchen with cupboards and work surface over with a range cooker and an integrated dish washer and a fridge. Door to the side porch. The lounge is very light with a fireplace with a wood burning stove. This room is open plan and has plenty of space for a large dining room table and the other end. Doors open into a Conservatory which offers an additional reception room with double doors that lead out into the rear garden. Leading upstairs there are three bedrooms. The master bedroom has built in wardrobes and there is a separate family bathroom.

OUTSIDE

At the front of the property there is an attractive front garden enclosed by a dwarf wall at the front. The garden has a lawned area and borders filled with shrubs and plants. A paved area has steps leading up to the front door. To the side there is driveway parking which in turn leads to the garage and a side porch. At the back of the garage there is a utility room. There is an extension which offers a good sized study/home office. The garden is privately enclosed by fencing and offers a good sized patio. It is mainly laid to lawn with borders with plants, a raised border and at the bottom there is a timber framed 18ft x 10ft workshop which could be used for a multiple of uses. There is a side porch which gives access to the Kitchen and to the front of the property.

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.





Southleigh View, Warminster, BA12

Approximate Area = 1051 sq ft / 97.6 sq m (includes garage)

Limited Use Area(s) = 10 sq ft / 0.9 sq m

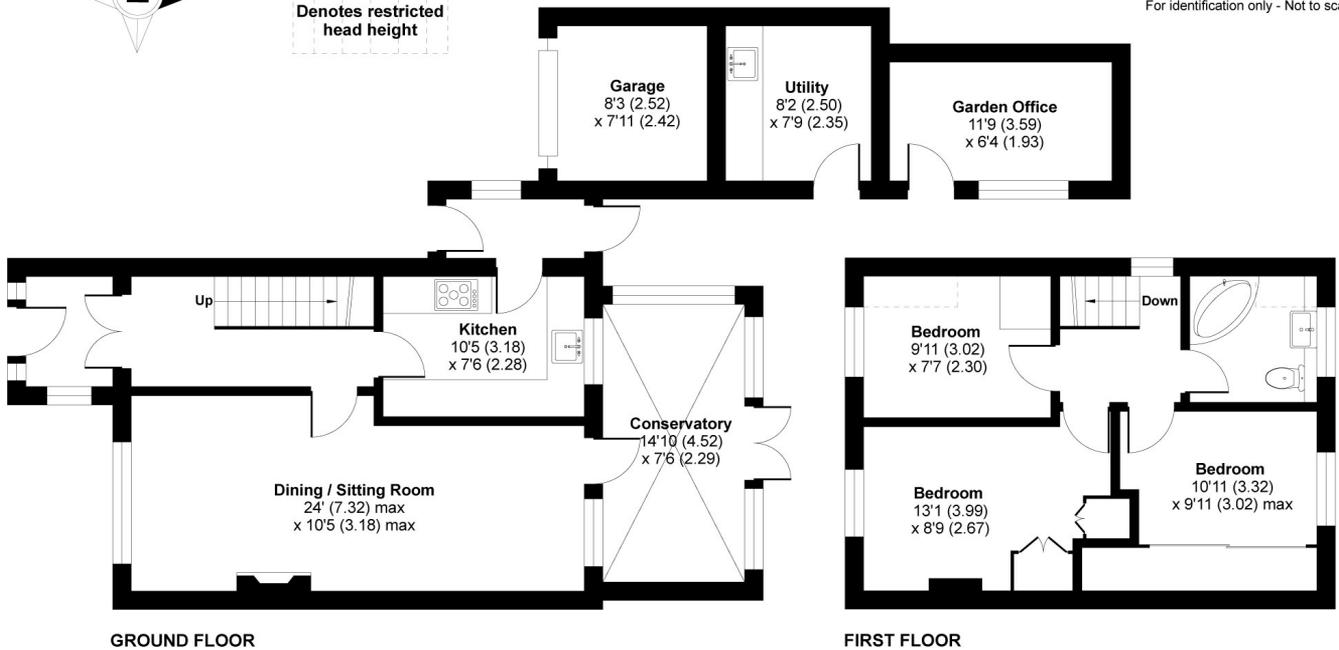
Outbuilding = 139 sq ft / 12.9 sq m

Total = 1200 sq ft / 111.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1421463

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