

# Hillwood Lane

Warminster, BA12 9QQ

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AND  
TANNER



## £515,000 Freehold

This four bedroom detached character cottage has been extended and is set down a quiet lane in a back street of Warminster. It is in the perfect location as it is tucked away. The property is beautiful and has been maintained to a high standard. The main benefit is the large private rear garden which has plenty of room and offers scope to extend the property further. In addition there are current plans drawn up for a large annex/double garage.

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## Warminster

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### DESCRIPTION

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### OUTSIDE

The cottage is approached down a lane and is tucked away at the bottom. There is a long driveway providing plenty of parking. There are steps down to the front door. The garden is extensive with lots of lawn and is privately enclosed. It has a large patio enclosed with steps leading to a large lawn with established trees and hedging. At the side there is a decked area. From the whole garden there are far reaching views across the town and the church. There are plans available for a annex or double garage and in addition at the side there is potential here to extend at the side.

### 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. 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.





Denotes restricted head height

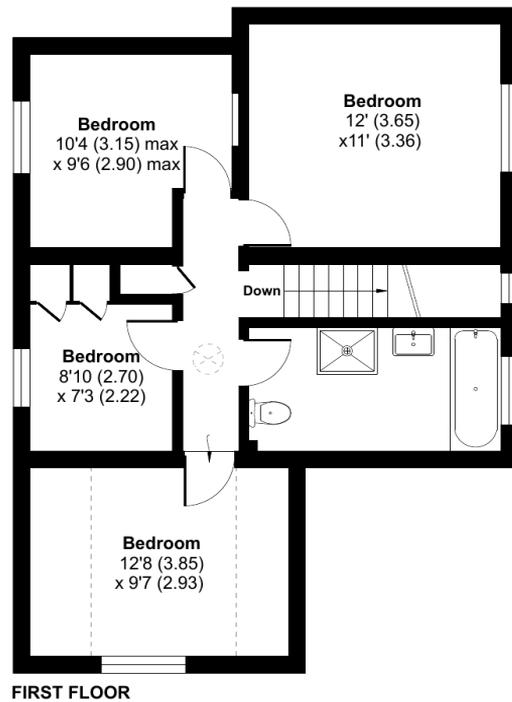
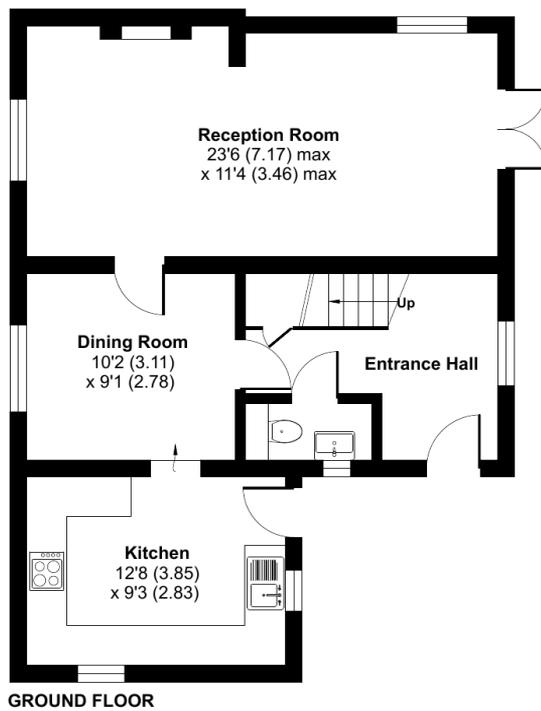
## Hillwood Lane, Warminster, BA12

Approximate Area = 1155 sq ft / 107.3 sq m

Limited Use Area(s) = 54 sq ft / 5 sq m

Total = 1209 sq ft / 112.3 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). © ncthemcom 2025. Produced for Cooper and Tanner. REF: 1297809

### 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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