

Osprey Road

Warminster, BA12 8GD

COOPER
AND
TANNER



£450,000 Freehold

We are pleased to offer this exceptional detached home perfect for a family. It is located on the Red row development and is set close to open countryside. The current owners of the property have paid for a wealth of upgrades and have carried out lots of improvements on the property. It boasts a large open plan kitchen/ dining /family room. It benefits from a private rear garden which has been designed with a undercover cabin which provides an additional entertaining area. There is a garage and driveway parking. NO ONWARD CHAIN.

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DESCRIPTION

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OUTSIDE

At the front of the property there is a border at the front with established a pathway and steps lead up to the front door. At the side there is driveway which leads to the garage. There is a gate giving access to the side. The rear garden has been beautifully designed offering a perfect ' Retreat ' and is totally enclosed. It has been landscaped with a large patio with space for seating and a hot tub. There is a lawn and the current owners have built a large covered open cabin with cupboards one end with room for a fridge/freezer. It offers plenty of space for a table and chairs and a barbecue.

COUNCIL TAX

Band ' E '

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.







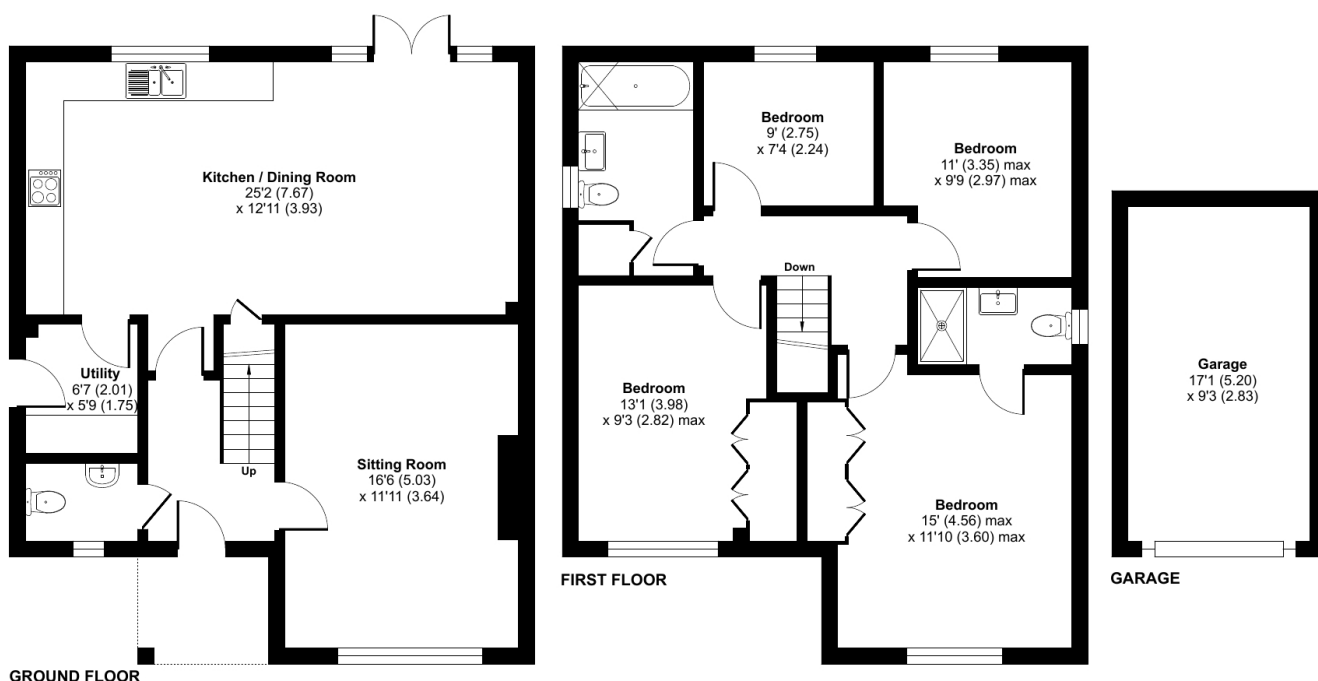
Osprey Road, Warminster, BA12

Approximate Area = 1360 sq ft / 126.3 sq m

Garage = 158 sq ft / 14.6 sq m

Total = 1518 sq ft / 140.9 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 2025. Produced for Cooper and Tanner. REF: 1335552

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TANNER**

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