

Owl Close

Warminster, BA12 8GF

COOPER
AND
TANNER



£409,995 Freehold

An opportunity to purchase this exceptional three bedroom detached home. It is quietly tucked away in a small close and has open countryside right on its doorstep. It has been owned from new and had upgrades to it. The spacious kitchen/breakfast room has a beautiful slate floor and also slate splashbacks. The private garden is a good size and has been designed for entertaining with a pergola with lighting and a sandstone large patio. There is a personal door to the garage. There is a driveway with parking and a driveway. There is NO ONWARD CHAIN and EARLY VIEWING IS HIGHLY RECOMMENDED.

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DESCRIPTION

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OUTSIDE

The front of the property is approached over a block paved driveway given access to the garage and there is a side gate to the rear garden. There are small steps leading up to the front door with a small area of garden to the front which is laid to gravel with easy maintenance. The rear garden is a good size and is privately enclosed. It has a large entertaining sandstone patio with a pergola which has lighting. There is an area of lawn and a personal door to the garage.

COUNCIL TAX

' Band ' D

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.





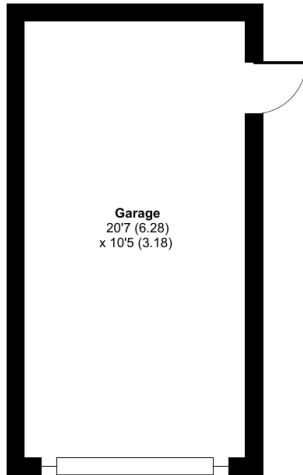
Owl Close, BA12

Approximate Area = 1036 sq ft / 96.2 sq m

Garage = 215 sq ft / 19.9 sq m

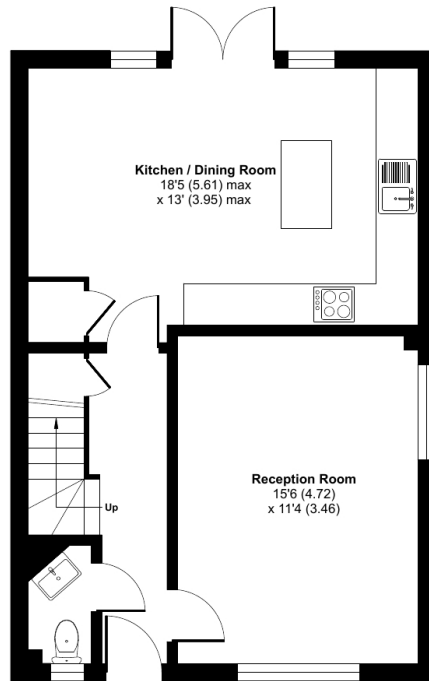
Total = 1251 sq ft / 116.2 sq m

For identification only - Not to scale



GARAGE

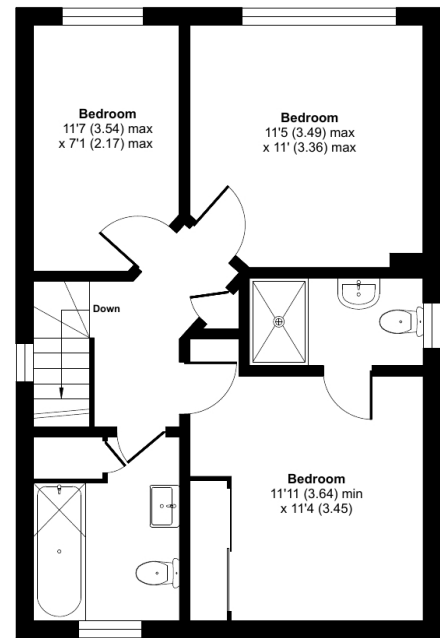
Garage
20'7 (6.28)
x 10'5 (3.18)



GROUND FLOOR

Kitchen / Dining Room
18'5 (5.61) max
x 13' (3.95) max

Reception Room
15'6 (4.72)
x 11'4 (3.46)



FIRST FLOOR

Bedroom
11'7 (3.54) max
x 7'1 (2.17) max

Bedroom
11'5 (3.49) max
x 11' (3.36) max

Bedroom
11'11 (3.64) min
x 11'4 (3.45)

 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: 1230903

WARMINSTER OFFICE

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