

Copheap Rise

Warminster, BA12 0AR

COOPER
AND
TANNER



£375,000 Freehold

An exceptional detached three bedroom residence that is situated in an enviable corner position in a cul de sac. This wonderful home offers pleasing family accommodation and is set within established grounds with far reaching views towards the town and beyond. Parking and single garage.

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DESCRIPTION

We are delighted to offer this exceptional detached three bedroom residence that is situated in an enviable corner position in a cul de sac. This wonderful home offers pleasing and immaculately presented family accommodation. The present seller has carried out various improvements and upgrades over recent years and we recommend a viewing to fully appreciate.

ACCOMMODATION

The accommodation comprises entrance hall, kitchen / dining room, sitting room, utility room, cloakroom WC, first floor landing, three bedrooms and a bathroom.

OUTSIDE

Outside a block paved drive offers parking and gives access to the single garage. The generous and established grounds incorporate lawn, patio and gravel areas along with planted borders, hedging and fencing. From the garden and front rooms you can enjoy far reaching views towards the town and beyond.

LOCATION

The historic market town of Warminster is set in beautiful surroundings and 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.





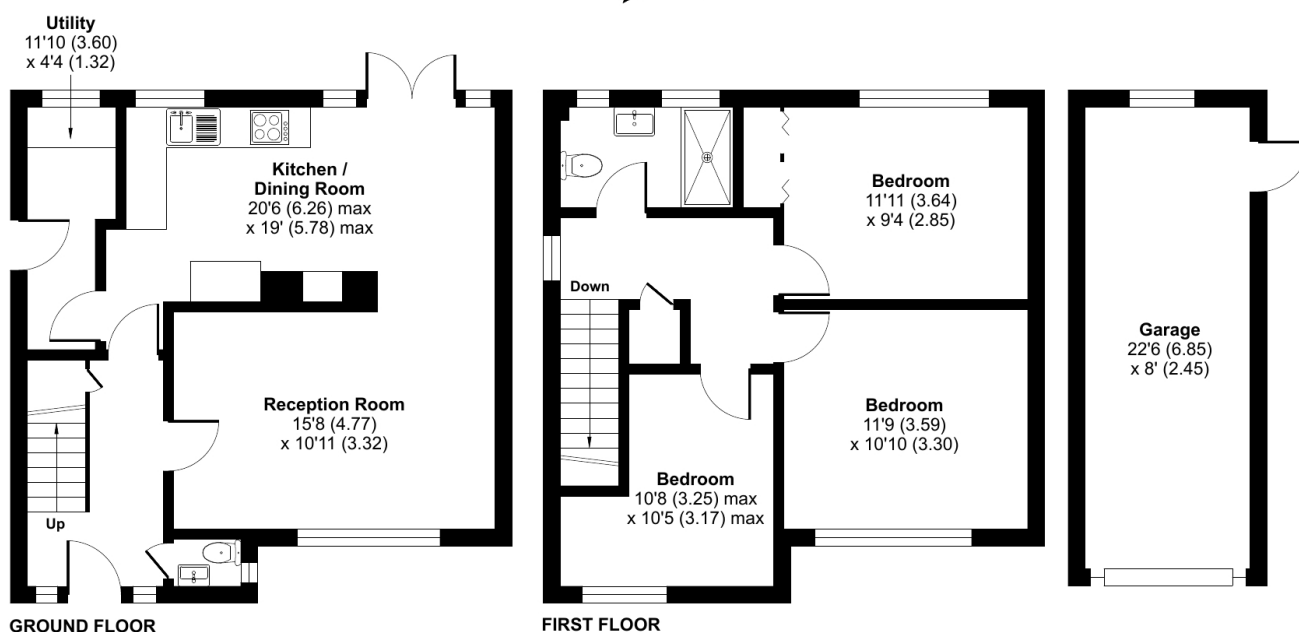
Copheap Rise, Warminster, BA12

Approximate Area = 994 sq ft / 92.3 sq m

Garage = 181 sq ft / 16.8 sq m

Total = 1175 sq ft / 109.1 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: 1315532

WARMINSTER OFFICE

Telephone 01985 215579

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

warminster@cooperandtanner.co.uk

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