

# Bishopstrow

Bishopstrow, BA12 9HQ

COOPER  
AND  
TANNER



## £270,000 Freehold

This two bedroom end of terrace cottage is full of character and is located in the sought after Wylve valley village of Bishopstrow. The property is located close to open countryside but also within walking distance of the town. It offers good sized accommodation with a large kitchen/diner and two bathrooms. In addition it boasts a lovely fully enclosed rear garden. The property comes to the market with NO ONWARD CHAIN.( See agents note)

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**£270,000 Freehold**

#### DESCRIPTION

This two bedroom end of terrace cottage is well presented and is located in the sought after Wylde valley village of Bishopstrow. The property is located close to open countryside but also within walking distance of the town. It offers good sized accommodation with a large kitchen/diner and two bathrooms. In addition it boasts a lovely fully enclosed rear garden. The property comes to the market with NO ONWARD CHAIN. In brief the accommodation comprises: An entrance porch which leads into the Sitting room with a brick fireplace, this leads to an area that can be used as a study or office. It has a downstairs cloakroom, a large kitchen/diner at the back. The kitchen/diner has a door opening out into the rear garden. There is a range of wall and base units with work surface, a fitted range cooker with an extractor hood over. There is space for a tumble dryer and a washing machine. Leading upstairs there are two large bedrooms one of which has an en suite bathroom. There is a separate shower room. AGENTS NOTE \* 'The link to the neighboring property (no 4 ) will be blocked in if this is sold as an individual property '.

#### OUTSIDE

At the front of the property there is a small paved area to the side. At the back there is a large rear garden which is privately enclosed. It has a patio area with a good sized area of lawn.

#### AGENTS NOTE

We would like to point out that the current classification of the home is Commercial C2. The sellers will be applying for planning permission to have this changed back to Residential C3. Call branch for more details or questions.

#### COUNCIL TAX

BAND ' B '

#### LOCATION

Bishopstrow is home to the Bishopstrow House Hotel, Bishopstrow College and the Wessex National Trust HQ, it also has a playing field, village hall and church and borders the Cranborne Chase and West Wiltshire Downs area of outstanding natural beauty. Warminster has an excellent range of shopping and leisure facilities from a recently built Waitrose supermarket, to more individual shops selling clothes, antiques and a variety of goods. There is a railway station with a link to London. Connections to the A36 and A303 are good with Bath, Bristol and Salisbury all within a commutable distance. Local schooling is good with Warminster having well respected Private and State schools, Westbury, Frome, Bath and Salisbury also have a good range of schools for all ages. The countryside around is a mixture of arable and pastureland with excellent leisure pursuits at Salisbury Plain, Longleat, Cley Hill, Shearwater and Stonehenge, all on the doorstep.





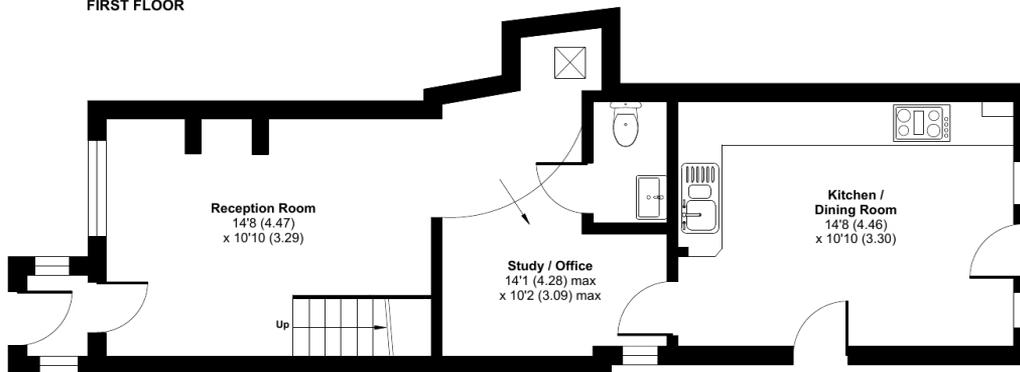
# Bishopstrow Road, Warminster, BA12

Approximate Area = 922 sq ft / 85.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 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: 1310640

## WARMINSTER OFFICE

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