



12 Brimhill Rise, Chapmanslade,  
Warminster, Wiltshire, BA13 4AX

Guide Price £765,000 Freehold

COOPER  
AND  
TANNER







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## Description

(Approx.2312 sqft including garage)

Cooper and Tanner are delighted to bring to the open market this outstanding family residence that is presented in immaculate order throughout. The present sellers, who have owned the property for 20 years, have made numerous improvements including a recent architect designed extension and reconfiguration of the property resulting in spacious and well-proportioned accommodation throughout.

This exceptional detached four-bedroom residence is situated in the popular village of Chapmanslade and enjoys corner position at the end of a cul de sac. The home is perfectly positioned within its generous level plot providing good levels of privacy with far reaching countryside views to the rear and village views to the front. There is direct access from the rear garden to footpaths leading to many countryside walks.

An impressive and welcoming entrance hall with wood flooring allows access to the downstairs WC and inner hallway, leading to stairs to the first floor and access to the dining room and the dual aspect

family lounge with feature wood burning stove. The generous conservatory / garden room has double doors to the outside seating area and garden.

The upgraded kitchen is pleasingly fitted with a wide range of wall and base units, granite worktops and breakfast bar with an integrated dishwasher and space for a large American style double door fridge. A door from the kitchen gives access to the inner lobby and the generous fitted utility / boot room with direct internal access to the garage and outside.

On the first floor, the landing with wood balustrading, gives access to the family bathroom and four double bedrooms, all having generous fitted storage. The master bedroom suite having a large en-suite bathroom with free standing bath and shower enclosure.















## Locations

The property is situated in Chapmanslade which offers a junior school, church, and public house. Nearby are the popular market towns of Frome, Warminster and Westbury which all provide a full range of shops, schools, and leisure amenities.

There are several state and private schools in the area including Warminster School nearby and a comprehensive selection of schools in Bath.

There is a mainline station in Westbury providing regular services to London Paddington (journey time from 85 minutes), and to Bath (from 30 minutes) and a mainline station in Warminster providing regular services to London Waterloo (from 120 minutes), and to Salisbury (from 35 minutes).

The world heritage city of Bath is approximately 15 miles away, Salisbury approximately 27 miles and Bristol International Airport approximately 33 miles away.

The property borders onto open countryside with picturesque views. There are several walks from the house and sporting facilities nearby include golf at Warminster and Orchardleigh, racing at Bath, Salisbury and Wincanton and sailing at Shearwater Lake (Longleat) and Westbury.

Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead, Salisbury Plain, and the world-renowned heritage site Stonehenge.



### Local Information

**Local Council:** Wiltshire Council

**Council Tax Band:** F

**Heating:** Oil fired central heating

**Services:** Mains drainage/ Mains Electricity

**Tenure:** Freehold



### Motorway Links

- A303/M3/A361/A350
- M4



### Train Links

- Westbury / London
- Warminster / Bath / Bristol

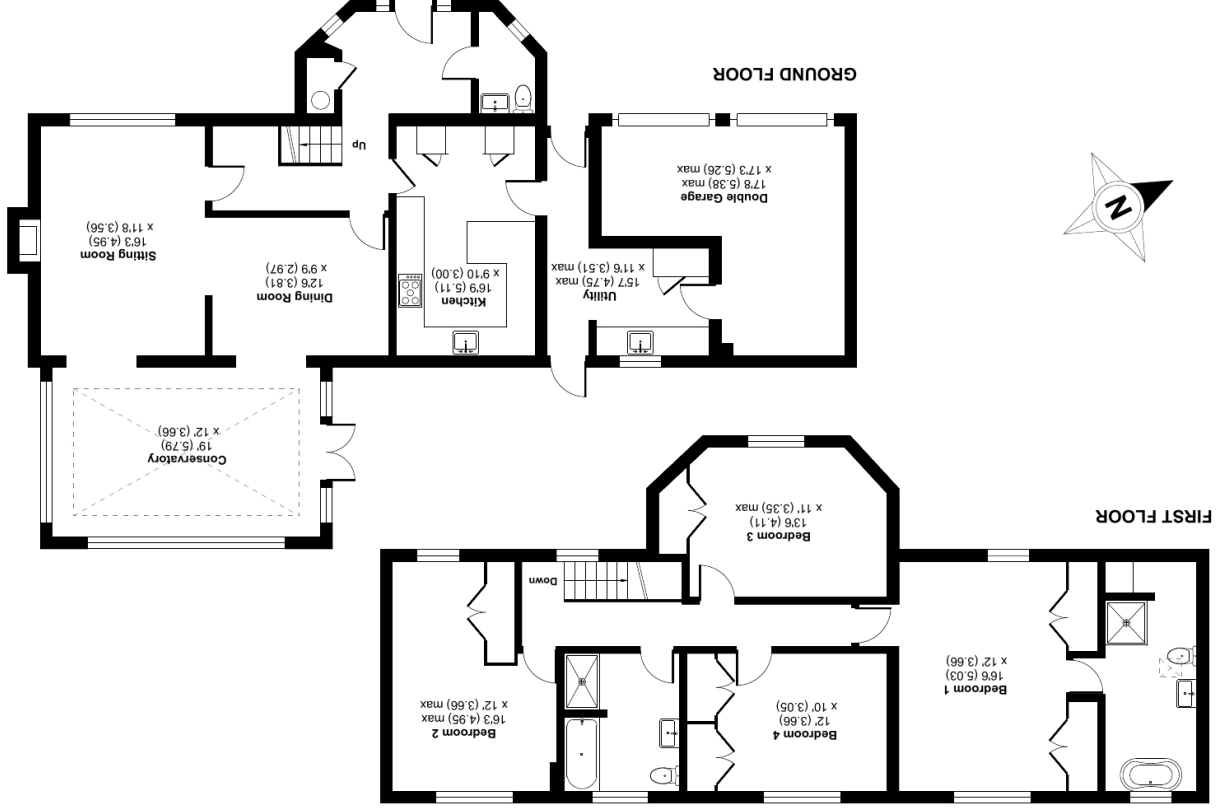


### Nearest Schools

- Warminster / Westbury / Bath
- Westbury/BOA/ Frome

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Approximate Area = 2312 sq ft / 215 sq m (includes garage)  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Cooper and Tanner. REF: 899398

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