



## Chalfield Close, Warminster

£325,000

Council Tax Band B Tax Price £1,812 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Interact with the virtual reality tour and call Forest Marble 24/7 to book your viewing of this one off property that is a beautiful example of a family home that has been improved and grown over the last thirty years of ownership. Accommodation is laid across three floors and with over 1,350 square feet of living space this is a substantial proposition with more than ample space for families of all sizes. In addition to three double bedrooms you have three reception spaces, a stunning kitchen with seating space and breakfast bar style counter, and a large open landing that is a perfect office or play space and will certainly catch the eye of the viewers here. Externally the gardens have been lovingly tended and landscaped to offer a number of seating areas, intermingled with colourful flower beds and borders, that you can enjoy throughout the day and into the evening in the sunnier months. This is a genuinely lovely property that we are very excited to bring to market. To interact with the virtual reality tour please follow this link:**

[Click Here](#)

### **What Our Vendor Loves**

Our sellers have been at Chalfield Close for over thirty years, as have a number of their neighbours! As a recommendation for the area it doesn't come much better than that. They moved here with young children and the house has grown with them. Now, as children are older and grandchildren have arrived this home continues to serve as the perfect place to enjoy time together. The cul-de-sac is very quiet and the leafy immediate surroundings are great for dog walks and outings to the nearby countryside. Warminster Town Centre is walkable in ten to fifteen minutes and bus stops to locations a field are even closer than that. The area is relatively flat, so shops and amenities can be accessed without hilly climbs. In all, this is a very special home that will be very much missed.

- Extended Family Home
- Large and Varied Living Spaces
- Three Bedrooms in Addition to Open Office Space
- Quiet Cul de Sac Location
- Sunny Gardens
- Immaculate Presentation



## Rooms

### Entrance Hall

3'5" x 8'6" (1.07m x 2.62m)

### WC

2'7" x 8'5" (0.82m x 2.59m)

### Living Room

14'2" x 14'10" (4.33m x 4.30m)

### Dining Room

11'4" x 8'11" (3.47m x 2.47m)

### Kitchen Diner

10'8" x 14'10" (3.29m x 4.30m)

### Sun Room

6'4" x 12'7" (1.95m x 3.87m)

### First Floor Landing/Office Space

18'10" x 8'11" (5.52m x 2.47m)

### Bedroom Two

11'10" x 11'6" (3.38m x 3.54m)

### Bedroom Three

7'10" x 12'11" (2.16m x 3.69m)

### Bathroom

5'11" x 5'9" (1.56m x 1.80m)

### Bedroom One

15'11" x 11'8" (4.61m x 3.60m)

## Directions

Approaching Warminster on Westbury Road from the A350 bear right onto Portway and then take the first right onto Portway Lane. Proceed along Portway Lane and follow around to the right onto Hollybush Road before turning left onto Arn View. Once on Arn View take the second left and the property will be found on your right hand side.

## Agent Notes

At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





**Forest Marble Ltd**

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