



Vicarage Street, Warminster

£400,000

Council Tax Band D Tax Price £2,330 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Interact with the virtual reality tour and call Forest Marble 24/7 to arrange your viewing of this beautiful and spacious Grade II Listed home set in the heart of Warminster. Whilst tastefully modernised, the property in parts dates back to the 18th Century and boasts a plethora of original features and exudes character and charm. The three double bedrooms together with three generous reception rooms and a large kitchen, make this the perfect home for a growing family or for those downsizing and looking for a unique home with town centre location. From the house, you have easy access to Warminster School as well as the town centre that offers a range of amenities including bars, eateries, supermarkets and a main line railway station. To view the virtual tour please follow this link:**

[Click here](#)

### **What Our Vendors Love**

The vendors love the location of this property which has been their home for some 25 years. They have always been fond of period properties, having spent time in similarly characterful homes previously, and they immediately saw the potential here when first they set eyes on it. The house at the time did not necessarily reflect the stunning charm of the house as we see it now, and they have done much over the past decades to uncover and celebrate the origins of the home. The three reception rooms are well proportioned and ample for accommodating guests, and the two bathrooms that service the bedrooms upstairs are unusually large which seems to give them a more than purely functional feel. The outside space is the perfect size to tend and happily nurture this cottage style garden with its array of fruit trees and colourful planted beds. We are told that the house is warm and feels very cosy, which is significant given the size of the rooms. From the elm flooring upstairs and the period panelling, to the flag stones and the fireplace in the front sitting room, the house will be fondly remembered when they come to move.

### **Key Features**

- Grade II Listed Character Home
- Three Reception Rooms
- Three Double Bedrooms
- Many original features and a plethora of character
- Walled Rear Garden
- Superb Location with Access to Rail Links



## Rooms

### Entrance Hall

3'5" x 3'3" (1.04m x 0.99m)

### Sitting Room

16'4" x 12'5" (4.98m x 3.79m)

### Dining Room

15'8" x 11'5" (4.78m x 3.48m)

### Snug

13'8" x 13'3" (4.17m x 4.04m)

### Kitchen

14'2" x 17'3" (4.32m x 5.26m)

### Rear Lobby

3'7" x 5'3" (1.09m x 1.60m)

### WC

2'3" x 3'8" (0.69m x 1.12m)

### Utility Room

9'8" x 7'11" (2.95m x 2.41m)

### Sun Room

11'8" x 7'4" (3.56m x 2.23m)

### Landing

2'9" x 15'3" (0.84m x 4.65m)

### Bedroom One

14'4" x 15'6" (4.37m x 4.72m)

### En-Suite

14'0" x 5'4" (4.27m x 1.62m)

### Bedroom Two

15'7" x 11'3" (4.75m x 3.43m)

### Bedroom Three

13'5" x 11'5" (4.09m x 3.48m)

### Bathroom

13'9" x 6'0" (4.19m x 1.83m)

## Directions

Heading North on the A36 take the third exit from the roundabout to approach Warminster along Victoria Road. Proceed straight on at the mini roundabout and follow this road as it becomes West Street. Continue along and you will proceed onto Vicarage Street. The property will be on your left hand side as you approach the obelisk.

## 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**

Forest Marble, 4 Harris Close, Frome BA11 5JY

**Call:** 01373 482900

**Web:** [www.forestmarble.co.uk](http://www.forestmarble.co.uk)

**Email:** [will.parfitt@forestmarble.co.uk](mailto:will.parfitt@forestmarble.co.uk)

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