

Barley Close

Warminster, BA12 9LX



£350,000 Freehold

A well proportioned and largely extended family home is set within a quite and sort-after location of Warminster. The properties extension has been designed for use as a nursery business however offers up fantastic and versatile living accommodation as a larger five bedroom family home or annex.

Barley Close Warminster BA12 9LX

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£350,000 Freehold

A well-proportioned and largely extended family home set within a quiet and sort-after location of Warminster. The property comprises a good-sized family sitting room, with large window to the front, central hallway with downstairs shower room and separate WC. The kitchen dining room is a good size and enjoys lots of natural light and has been fitted with floor and wall units, wooden work surfaces, porcelain double sink with drainer. The dining section provides space for a large table with views out over the rear garden via patio doors. An additional spacious reception room with doors to the garden and separate washroom with child's under stairs toilet can be found on the ground floor.

The first-floor accommodation can be accessed via two staircases providing versatile living options if required. On the first floor the property offers five bedrooms, and a family bathroom. The master bedrooms is a good double with ensuite shower room. There are four further bedrooms, two doubles and two singles. The family bathroom has been fitted with wooden panel bath, WC and vanity wash hand basin.

OUTSIDE

The property benefits from ample parking to the front for up to four vehicles with additional on street parking close by. The West facing rear garden is enclosed by fencing and enjoys lots of daytime and evening sun. The good-sized rear garden has been split into three sections, offering an area of patio for sitting out, an area of lawn and a rear section of wood chip for children to play.

LOCATION

The town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, 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.

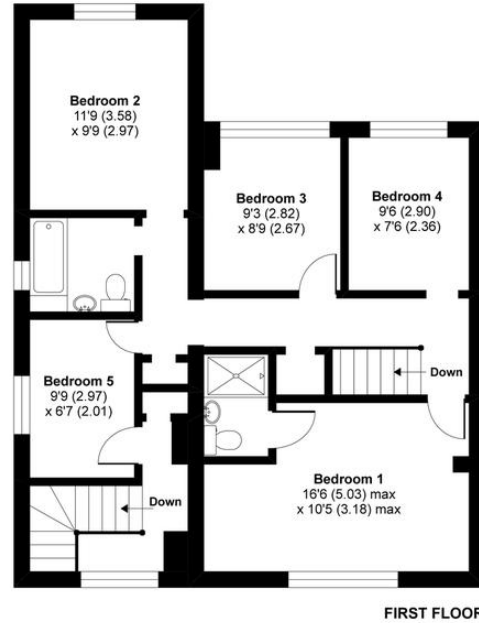
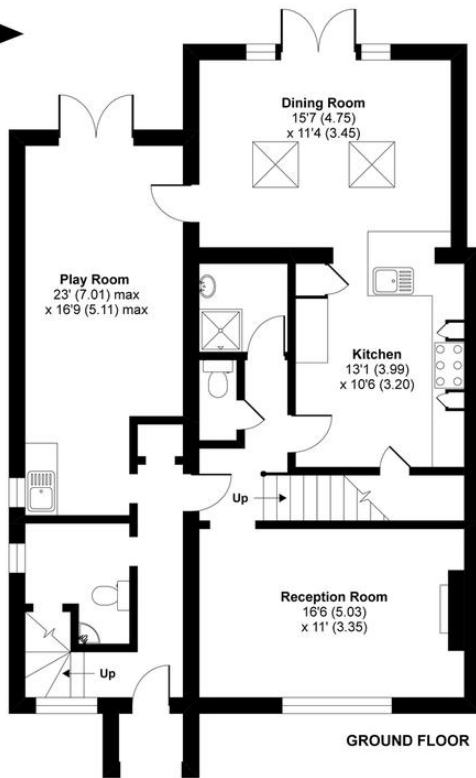




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Approximate Area = 1825 sq ft / 169.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Cooper and Tanner. REF: 683942

WARMINSTER OFFICE

Telephone 01985 215579

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

warminster@cooperandtanner.co.uk

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