

# COOPER & TANNER

THE ART OF AGENCY



## **3 The Halve, Warminster, Wiltshire, BA12 8HQ**

An exceptional 3,000 sq ft 5 bedroom detached family house, which is currently under construction by Custom Built of Westbury.

**Guide Price £625,000**

To Contact  
**COOPER & TANNER**  
Warminster Office

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- **Exceptional Detached Family House of approx. 3,000 sq ft**
- **Private & Exclusive Development**
- **Currently Under Construction**
- **Sitting Room**
- **Kitchen/Dining Room**
- **Family Room/Study**
- **Master Bedroom With Ensuite**
- **2<sup>nd</sup> Bedroom With Ensuite, 3 Further Bedrooms & Family Bathroom**
- **Double Garage & Gardens**
- **Gas Fired Central Heating**
- **LABC 10 Year Warranty**

### Description

This spacious and attractive detached family house will be built of handmade brick and oak clad elevations under a slate roof and is currently under construction by renowned local developer Custom Built of Westbury. This exceptional house will be finished to the highest standards and benefits from gas fired central heating and double glazing. The accommodation extends to approximately 3,000 sq ft and comprises entrance hall, cloakroom, sitting room with open fireplace and bi-fold doors to the rear garden, open plan kitchen/dining room with bi-fold doors to the garden, boot/utility room, galleried landing, full height master bedroom with ensuite shower room, bedroom 2 with ensuite shower room, 3 further bedrooms, bathroom, double garage and gardens to the front and rear.

### Outside

The property will be approached over a brick paved driveway with access to the integral garage which enjoys two up and over doors, power and light and courtesy door to the boot/utility room. The enclosed garden will be prepared for turf or seeding with patio and outside tap.

### Location

The property is well located within this exclusive and private development which is situated on the Western side of the town. 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.

### Directions

From the agents offices continue through the two sets of traffic lights and over the two mini roundabouts. At the obelisk turn left into Vicarage Street which in turn leads into West Street. Proceed over the roundabout into Victoria Road and after a short distance turn right into The Halve and the property will be located on the right hand side.

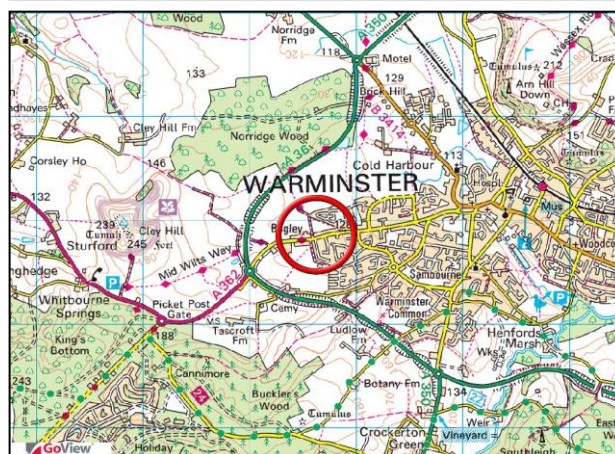
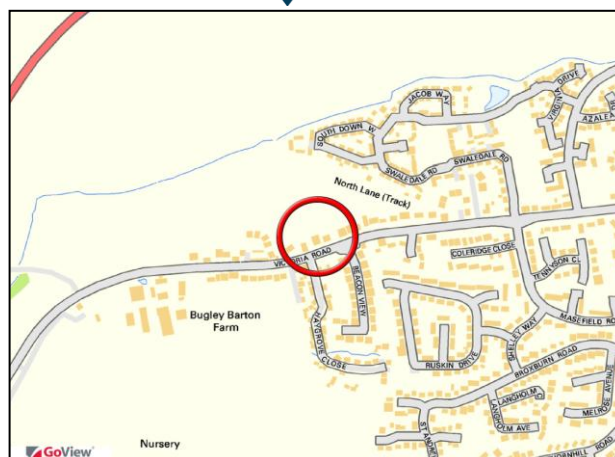
Agents Note: The site is currently under construction and a site office is located just off Victoria Road denoted by a site board.

**Services:** Mains drainage, water, gas and electricity are connected.

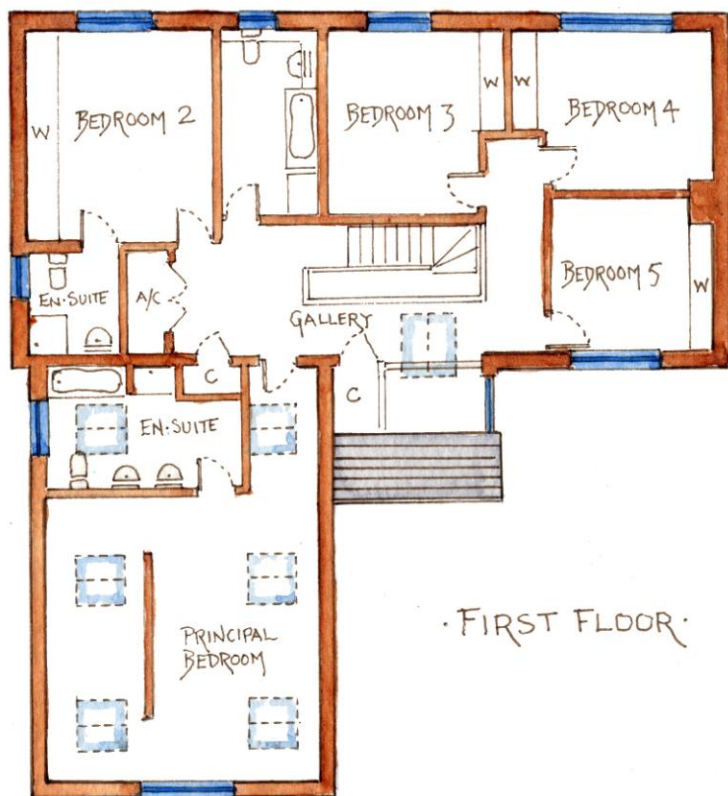
**Tenure:** Freehold **EPC Rating:** TBC

**Viewing:** Strictly through Cooper & Tanner on 01985 215579

Date of details: 24<sup>th</sup> May 2017



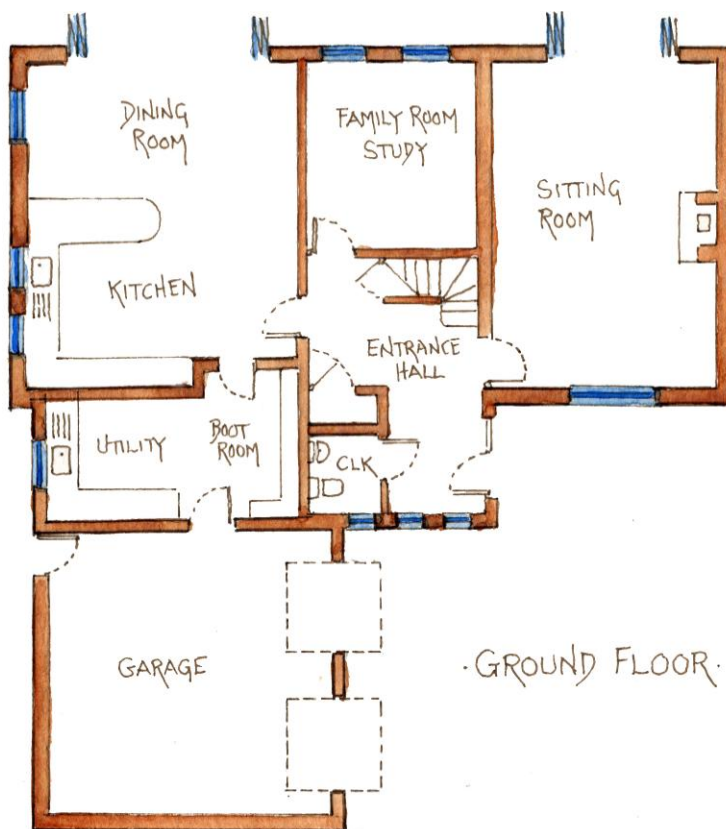
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· FIRST FLOOR ·

### ROOM DIMENSIONS

- Sitting Room  
22' 8" x 16' 1" (6.930m x 4.920m)
- Study  
13' 2" x 9' 2" (4.035m x 2.810m)
- Kitchen/Dining Room  
24' 10" x 19' 0" (7.580m x 5.800m)
- Utility Room  
13' 4" x 8' 4" (4.085m x 2.560m)
- Master Bedroom  
20' 9" x 19' 9" (6.345m x 6.030m)
- Bedroom 2  
14' 11" x 13' 8" (4.550m x 4.190m)
- Bedroom 3  
13' 3" x 12' 11" (4.040m x 3.960m)
- Bedroom 4  
14' 1" x 11' 11" (4.310m x 3.645m)
- Bedroom 5  
11' 11" x 9' 10" (3.645m x 3.010m)



· GROUND FLOOR ·

**Agent note:** Wardrobes shown for illustration purposes only



Guide Price £625,000



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