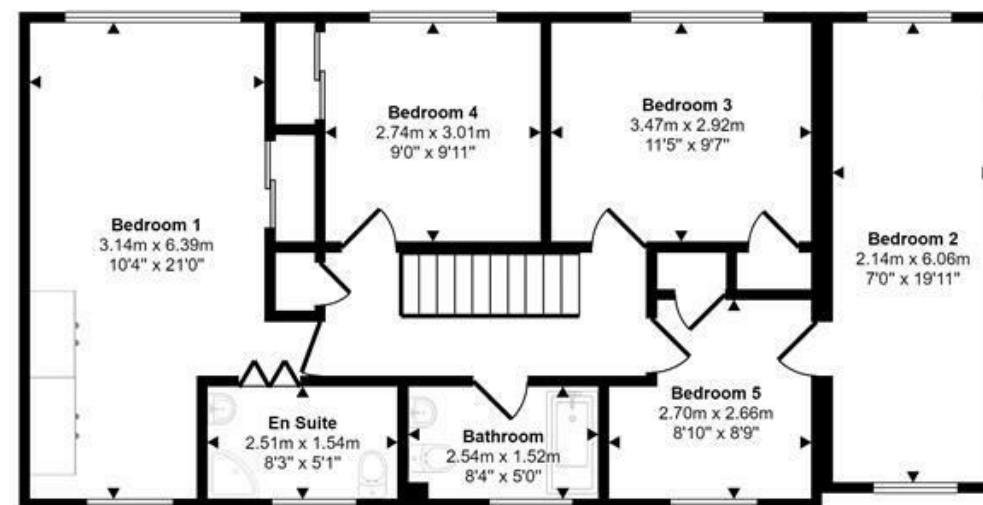


Ground Floor
Approx 98 sq m / 1053 sq ft



First Floor
Approx 81 sq m / 868 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Saxons Acre Warminster

Asking Price
£535,000

A wonderful chance to purchase a spacious detached family home with four double bedrooms, plus a further bedroom, which could be used as a nursery or study, four reception rooms and enjoying a quiet location at the top of a small cul de sac on the edge of the town. The property boasts views of Longleat Forest in the distance from the first floor and is within easy reach of local facilities, which include a Co-Op and primary school with the town centre and train station about a twenty minute walk away. The historic town of Warminster provides a range of chain stores, supermarkets and individual shops plus a variety of entertainment venues. There are plenty of outdoor pursuits on the door step with nature trails, meadow land and water sports on the nearby Shearwater lake and Longleat is not far away with its splendid architecture and safari park.

This property is perfect for those seeking ample living space with plenty of room for a growing or established family. The sitting room enjoys a double aspect with doors leading out to the rear garden and provides plenty of space for having friends round or relaxing with family. The dining room opens into the conservatory - offering an excellent entertaining space and with the kitchen close by, the chef won't need to miss out on the conversation. For convenience, there is access from the utility room into the garage.

Outside, there is parking for two cars on the drive, with the potential to create even more parking or storage for a caravan, boat or motorhome, if desired. The private gardens lie to the side and rear of the house, offering a peaceful retreat from after a hectic working day and have plenty of space to host a summer gathering.

Having been a beloved home for a decade, this property is now ready to welcome a new family to create lasting memories within its walls. Don't miss the opportunity to make this fabulous house your own home by adding a few personal touches.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	83
EU Directive			



The Property

Accommodation

Inside

Ground Floor

A part glazed uPVC door with full height window to the side opens into a bright and welcoming entrance hall with stairs rising to the first floor and doors opening to the main reception rooms. The sitting room enjoys a double aspect with window overlooking the front garden and double doors with full height windows to either side opening to the rear garden. Bi-folding doors open into a good sized dining room, which has double doors to the conservatory and opens to the kitchen. The conservatory is of uPVC double glazed construction with low brick wall, pitched roof with ceiling light and fan, windows to the sides and rear plus doors opening to either side - all with fitted blinds.

The kitchen looks out over the rear garden and is fitted with a range of units consisting of floor cupboards with drawers plus eye level cupboards and open shelves. There is a good amount of work surfaces with a tiled splash back and one and half bowl sink and drainer. The eye level double electric oven has storage above and below, the gas hob has a splash back and extractor hood above and there is space for a larder style fridge. The utility room is also fitted with eye and floor level cupboards, work surfaces and sink plus space and plumbing for a washing machine as well as a tumble dryer and under counter dishwasher. There is a door to the side and to the garage. Also on the ground floor is the study with built in work station and shelves and the recently refitted

cloakroom.

First Floor

Stairs rise to the galleried landing, which has doors to the bathroom and all bedrooms and access to the part boarded loft space with a drop down ladder and light. The bathroom which was refurbished in 2023 is fitted with a stylish modern suite consisting of bath with mixer tap and mains shower above with choice of shower head plus a combination unit of low level WC and vanity wash hand basin with cupboards and mirror fronted bathroom cabinet above. The walls and floor are tiled. There are four double bedrooms, three with built in wardrobes and the principal bedroom with additional fitted furniture and an en-suite shower room which was also refurbished on 2023. Bedroom Two also has a linked room that could be used as a study, nursery or fifth bedroom.

Outside

Double Garage and Parking

The property is approached from the cul de sac onto a block paved drive with space to park two cars and leads to the double garage. There is potential for additional parking or caravan/boat/motor home storage behind the metal gates where there is a further block paved area. The double garage has two up and over doors, fitted with light and power and houses the electrical consumer unit and gas fired central heating boiler. There is a door to the utility room.

Gardens

The main garden lies to the rear of the house and is mostly laid to lawn, edged by established beds planted with a variety of trees, shrubs and flowers.

There is a gravelled seating area plus two other paved seating area. A timber gate to the side of the house opens to further part of the garden, which is block paved and has a lean to style greenhouse, raised beds and a feature wildlife pond. Steps lead down to another part of the garden where there is a large shed and raised beds for vegetables. This area has potential for extra parking/storage. The outside space is fully enclosed in part by brick wall and timber fencing and offers very good privacy.

Useful Information

Energy Efficiency Rating C
Council Tax Band F
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold

Directions

From Gillingham

Leave the office heading down the high street and follow signs to Mere on the B3092. At the end turn right to Mere. This leads onto the B3095. Continue on this road passing through the village and following signs to The Deverills. Pass through The Deverills and join the A350 turning left. At the roundabout take the first exit onto the A36. At the next roundabout take the last exit onto Victoria Road. Follow the road for a short distance and turn right into Saxons Acre. The property will be found at the end on the right hand side. Postcode BA12 8HT

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.