






UPTON LOVELL WARMINSTER BA12
£3,500 PER MONTH AVAILABLE 05/09/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Upton Lovell Warminster BA12

£3,500 Per Month
Unfurnished

 4 Bedrooms
 4 Bathrooms
 4 Receptions

Features

- Wonderful Views, - Tennis Court, -
Beautiful Garden, - Garage & Carport, -
Family Home, - Part Furnished, - Gardener
Included

Council Tax

Council Tax Band G

Hamptons
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{ OUTSTANDING FAMILY HOME WITH COUNTRYSIDE VIEWS

The Property

The accommodation comprises to the ground floor; a sitting room with a fireplace and patio doors leading to the garden, a dining room giving access to the conservatory, a kitchen which comprises of wall and base units, AGA, separate electric oven and hob, integrated dishwasher and fridge freezer. The kitchen leads through to a large utility with a side door accessing the garden. A second reception room, study and cloakroom complete the ground floor. On the first floor there are four bedrooms, all of a good size and with a lovely view. The primary bedroom has an en-suite and a dressing room, please note the walk in wardrobe on the floor plan is not included. The other two bedrooms also benefit from an en-suites and there is a further shower and separate toilet. To the outside the garden wraps around the property and is mainly laid to lawn with flower beds, mature trees and bushes. There is a patio area for seating with views over open countryside. At the bottom of the garden there is a tennis court. To the front there is driveway parking for multiple vehicles, garage and a further carport. A gardener is included in the tenancy. The property is offered part-furnished, with the furnishings shown in the accompanying photos.

Location

Situated in the village of Upton Lovell in the heart of the Wylve Valley. The village provides a public house and village hall, the nearby village of Codford (1.9 miles) offers further amenities including a convenience store, post office, garage, medical and veterinary surgeries, as well as a primary school.



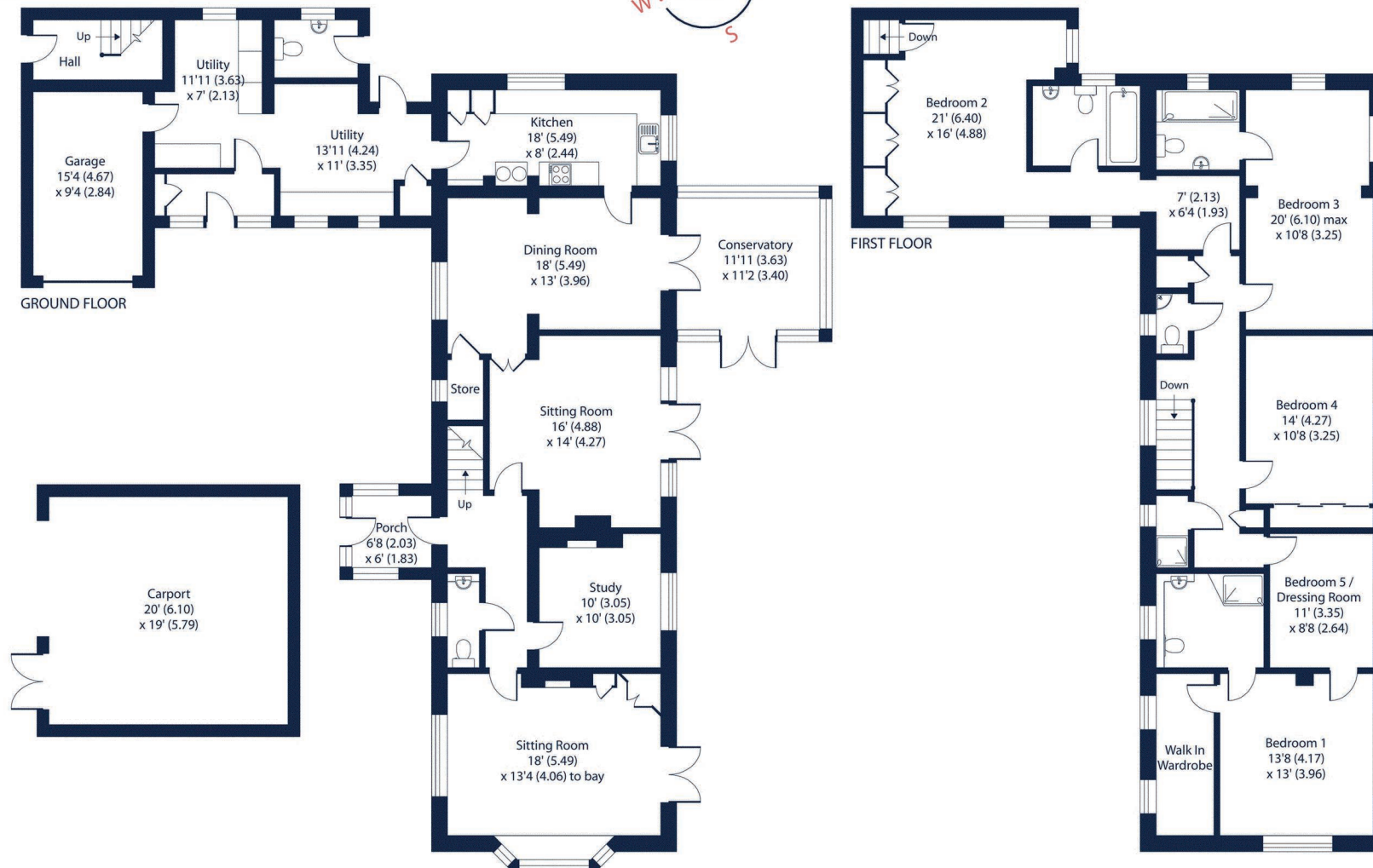
The White House, Upton Lovell, Warminster, BA12

Approximate Area = 3197 sq ft / 297 sq m (excludes carport)

Garage = 141 sq ft / 13.1 sq m

Total = 3338 sq ft / 310.1 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). © nichecom2024. Produced for Hamptons. REF: 1095576

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

