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📍 Beech Tree House Upton Scudamore, Warminster, Wiltshire,  
BA12 0AQ

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🏠 Guide Price £675,000

A stunning, four/five bedroom, three reception room, three bathroom, semi detached house which has been extended and extensively renovated to an exacting standard and enjoys a most pleasant position in the sought after village of Upton Scudamore. NO ONWARD CHAIN

- Greatly Extended, Extensively Renovated, Village Home
- Four/Five Double Bedrooms
- Three Reception Rooms Including A Family Room With Bi-Fold Doors
- Bathroom, Shower Room & En Suite
- Fabulous, Newly Fitted Kitchen & Utility Room
- Beautifully Presented Throughout
- Wonderful Views To The Rear
- Driveway Parking For Numerous Vehicles
- Large, Private Rear Garden
- NO ONWARD CHAIN

🏡 Freehold

🏠 EPC Rating D





Rarely does a property come to the market where such attention to detail is shown, along with this level of quality as this stunning four/five bedroom, three reception room, three bathroom, semi detached, village home, which is offered with the benefit of NO ONWARD CHAIN.

A unique opportunity to purchase a 1940's built house which has been extensively remodelled, extended, and thoughtfully designed by the existing owners to create a spacious, light, and modern contemporary feel throughout. The property offers versatile accommodation over two floors comprising; entrance hall, large sitting room with feature fireplace, family room with bi-fold doors opening onto a patio seating area, fabulous kitchen with newly fitted units and some integrated appliances, utility room, dining room/ground floor bedroom with French doors opening onto the garden, shower room, principle bedroom with large window giving wonderful views to the rear over neighbouring countryside, en suite shower room, three further good sized bedrooms and a superb bathroom with white suite and low level LED lighting.

The property occupies a large plot with a generous gravelled driveway to the front providing ample parking for numerous vehicles. To the rear there is a large, private garden with a good sized paved patio seating area and level area which could provide space for a lawn or vegetable plots.

#### **Situation**

Upton Scudamore is a pretty village to the south of Bath, offering a village church and popular public house. The surrounding towns of Frome, Westbury and Warminster offer facilities for all day to day needs whilst the Georgian city of Bath (about 16 miles north) and the cathedral city of Salisbury (about 25 miles south-east) provide the highest quality cultural and shopping facilities. Mainline rail services are available from Westbury to London Paddington and Warminster to London Waterloo. The A303 (M3) provides good road access to London and the wider national motorway network. Bristol International Airport is less than 40 miles to the west of the village. There are a number of well regarded schools within reach of Beech Tree House including Warminster School, Dauntseys and Stonar along with a wide range of very good schools in Bath, Sherborne and Salisbury. The World Heritage Site of Bath is approximately 16 miles to the north. Bath is famed for its Georgian architecture and Roman heritage and enjoys a wealth of cultural, business and recreational facilities.

#### **Property Information**

L.P.G Gas Central Heating

E.P.C Rating: D

Council Tax Band:

Newly Completed Full Renovation

Large Enclosed Gardens & Wealth of Parking





### Ground Floor

Approx. 99.0 sq. metres (1065.2 sq. feet)



### First Floor

Approx. 85.5 sq. metres (920.1 sq. feet)



Total area: approx. 184.4 sq. metres (1985.3 sq. feet)

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.