



📍 1 Manor Farm Cottages Upton Scudamore,
Warminster, Wiltshire, BA12 0AG

🔗 Offers In Excess Of £650,000

A spacious and very well presented, three bedroom, two reception room, two bathroom, semi detached house with a superb, self contained, two double bedroom, two bathroom, annex, which occupies a good sized, private plot, in this sought after village.

- Spacious, Semi Detached, Three bedroom, House
- Impressive, Self Contained, Two Bedroom Annex
- Immaculately Presented Throughout
- Three Good Sized Reception Rooms
- Two Very Well Appointed Kitchens
- Bathroom, Shower Room & Two En Suite Shower Rooms
- Principle Bedroom With Vaulted Ceiling & Juliet Balcony
- Private Gardens To The Front & Rear
- Ample Driveway Parking
- Sought After, Village Location

🏡 Freehold

🏠 EPC Rating D



A spacious and very well presented, semi detached, family house with a superb, self contained, annex, which occupies a good sized, private plot, with private gardens to the front and rear and ample driveway parking, which is situated in the sought after village of Upton Scudamore.

Depending on your needs the property is either a spacious, five bedroom, family house or a generously proportioned three bedroom, house with adjoining two bedroom, self contained annex which is ideal for those looking for multi-generational living.

The accommodation is arranged over two floors and comprises; entrance hall with cloakroom off, lovely, dual aspect sitting room with French doors opening onto the rear garden, stunning kitchen/dining/family room with an excellent quality range of units and granite worktops, feature fireplace with inset, multi fuel stove and French doors opening onto a paved patio seating area, large utility room with cloakroom off, annex sitting room with French doors opening onto the front garden, annex kitchen which is beautifully appointed with a recently fitted range of units and some integrated appliances, annex/principle bedroom which features a vaulted ceiling with Velux windows and a contemporary Juliet balcony, two good sized, double bedrooms with en suite shower rooms, two further bedrooms and a bathroom with white suite.

The property occupies a generous plot with private, well enclosed gardens to the front and rear. The gardens are well maintained and comprise of level, lawned areas and paved patio seating areas. Large, detached timber workshop/store.

Situation

Upton Scudamore is a pretty village to the north of Warminster, 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 Manor Farm Cottages, 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

Council Tax Band; B

Freehold

Services; Mains Water, Drainage and Electricity

Gas Fired Central Heating (LPG)

EPC Rating; D

8 Solar panels (owned) and 5kw battery



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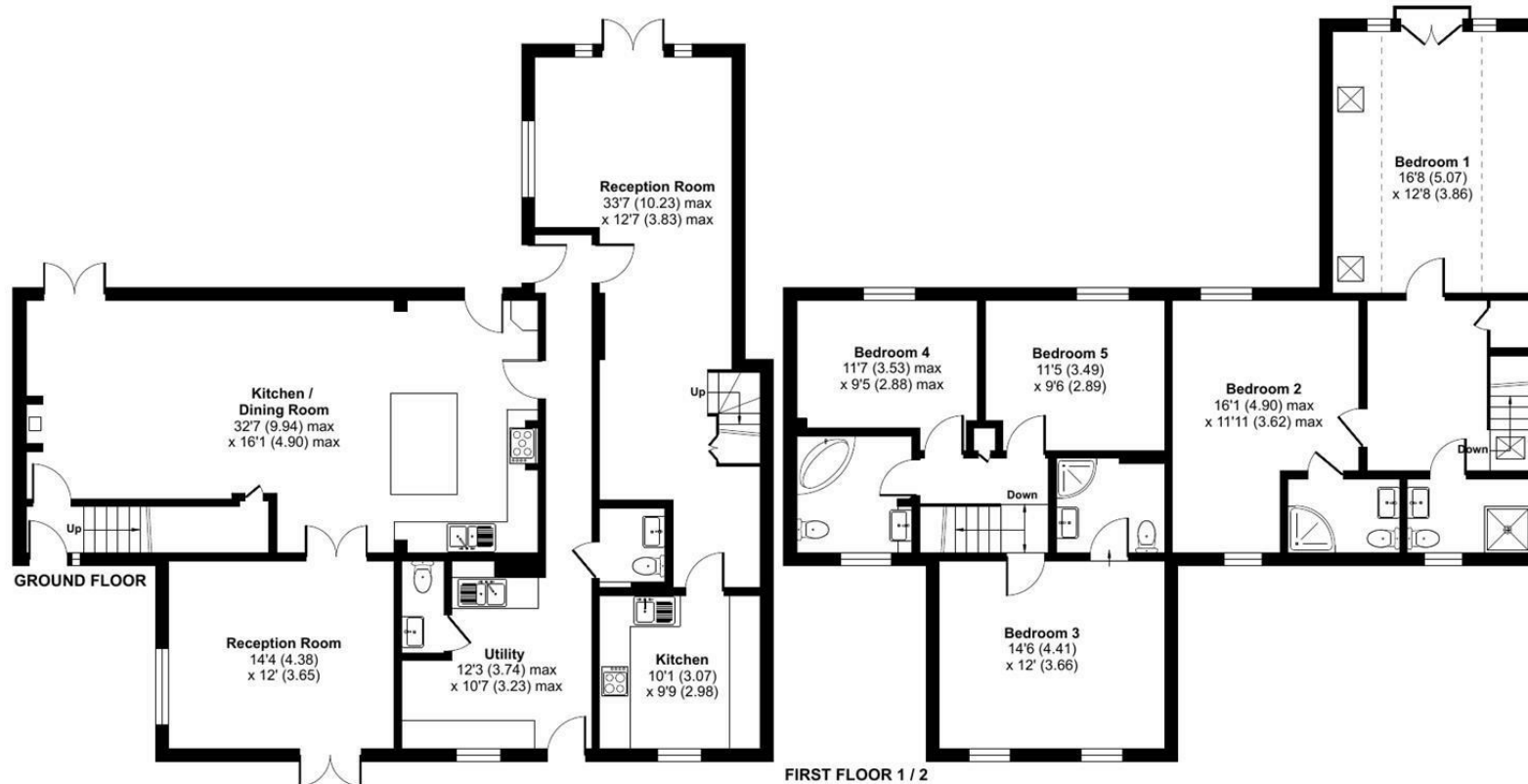
Approximate Area = 2442 sq ft / 226.8 sq m

Limited Use Area(s) = 107 sq ft / 9.9 sq m

Total = 2549 sq ft / 236.7 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1345033

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