



Lower Marsh Road, WARMINSTER BA12 9PB

welcome to

Lower Marsh Road, WARMINSTER

Allen & Harris are pleased to offer this spacious five-bedroom detached home in a gated cul-de-sac of just three properties, featuring gas central heating, oak finishes, granite worktops, ample parking, a double garage and bi-fold doors to a south-facing garden.

Ground Floor

Entrance Hall

A spacious entrance hall welcomes you at the front of the property, featuring a staircase leading to the first-floor landing. The area includes a front door entry and two convenient storage cupboards, offering both practicality and a sense of openness upon arrival.

Cloakroom

A convenient cloakroom located on the ground floor, featuring a WC and a wash hand basin. A double-glazed frosted window to the front allows natural light while maintaining privacy. The space is warmed by an electric heater, ensuring comfort throughout the year.

Utility Room

11' 1" max x 6' max (3.38m max x 1.83m max)

This practical utility room features a double-glazed window allowing natural light. Fitted with a range of wall and base units and a sink. The space includes designated areas for a dryer and fridge/freezer, along with plumbing for a washing machine, offering excellent functionality for everyday household tasks.

Kitchen/ Breakfast Room

20' 9" max x 13' 7" max (6.32m max x 4.14m max)

This generously sized kitchen offers an ideal space for both cooking and entertaining, complete with a dedicated dining area. Double-glazed bifold doors to the rear open up to the garden, while a skylight floods the room with natural light. The kitchen is well-equipped with ample wall and base units, a central island, and designated spaces for a fridge/freezer and dishwasher (with plumbing in place). With room for a Rangemaster cooker, a luxury extractor hood enhances the kitchen's appeal, and underfloor heating keeps things cosy throughout the year.

Living Room

20' 9" x 14' (6.32m x 4.27m)

A spacious and light-filled living room, enhanced by rear bifold doors and a skylight that flood the space with natural light. The room benefits from modern comforts including underfloor heating and a TV point, making it both stylish and functional—perfect for relaxing or entertaining.

Dining Room

11' 4" max x 10' max (3.45m max x 3.05m max)

A well-defined dining space featuring a double-glazed window to the side, allowing natural light to brighten the room. The area includes a built-in storage cupboard for added convenience and benefits from underfloor heating, creating a warm and inviting atmosphere for meals and gatherings.





First Floor

Landing

A welcoming landing area on the first floor, featuring a radiator for added warmth and a staircase leading to the second floor.

Bedroom One

12' 9" max x 11' 8" max (3.89m max x 3.56m max)

Located on the first floor, this spacious master bedroom enjoys peaceful views over the surrounding countryside through a rear-facing double-glazed window. A full wall of fitted wardrobes offers generous storage, while a radiator provides year-round comfort. The room also benefits from direct access to en-suite facilities, combining luxury with practicality.

En-Suite

A well-appointed en-suite featuring a double-glazed frosted window to the side for privacy and natural light. The space includes a WC, wash hand basin, and a shower cubicle, complemented by a heated towel radiator for added comfort.

Bedroom Two

12' 10" x 11' 8" (3.91m x 3.56m)

Positioned at the rear of the property on the first floor, this second comfortable double bedroom features a double-glazed window offering pleasant views and natural light. A radiator provides warmth, making it an inviting space for rest or relaxation.

Bedroom Three

11' 8" max x 10' max (3.56m max x 3.05m max)

Located at the front of the property on the first floor, this well-proportioned third double bedroom features a double-glazed window that allows plenty of natural light. A radiator provides warmth, making it a comfortable and versatile space.

Bathroom

Located at the front of the property, this spacious family bathroom features a double-glazed frosted window for privacy and natural light. The suite includes a WC, wash hand basin, separate shower cubicle, and a bathtub—offering both convenience and comfort. A heated towel radiator adds a touch of luxury and warmth.

Bedroom Four

9' 11" x 7' (3.02m x 2.13m)

This final first floor bedroom is positioned at the front of the property and features a double-glazed window that brings in natural light. A radiator ensures a warm and comfortable environment, making it a versatile space suitable for guests, a home office, or a child's room.



view this property online allenandharris.co.uk/Property/WST107757



Second Floor

Landing

The landing area provides access to the final bedroom and a versatile loft room, ideal for additional living space, storage, or a home office.

Bedroom Five

14' max x 13' max (4.27m max x 3.96m max)

This double bedroom on the second floor features two rear-facing double-glazed Velux windows that fill the room with natural light and offer elevated views. A radiator ensures a warm and comfortable atmosphere, making it an ideal retreat or guest space.

Loft Room

13' x 10' (3.96m x 3.05m)

A versatile loft space located on the second floor, featuring a rear-facing double-glazed Velux window that brings in natural light. A radiator ensures the room remains warm and comfortable, making it suitable for use as a home office, hobby room, or additional storage.

Outside

Rear Garden

A beautifully landscaped rear garden featuring a spacious paved patio ideal for outdoor dining and entertaining. The lawn offers a lush green space, bordered by wood panel fencing for privacy. A charming row of mature trees lines the bottom of the garden, adding a natural backdrop and a sense of tranquility. At the very end of the garden, a gentle stream of the River Wylye flows peacefully, enhancing the serene atmosphere and providing a picturesque view that blends harmoniously with the surrounding greenery.

Garage

A spacious double garage offering both internal and external access, providing secure parking and additional storage options with convenient entry from the property and outside.

Parking

To the front of the property, a spacious gated driveway provides ample off-road parking, offering both convenience and security.

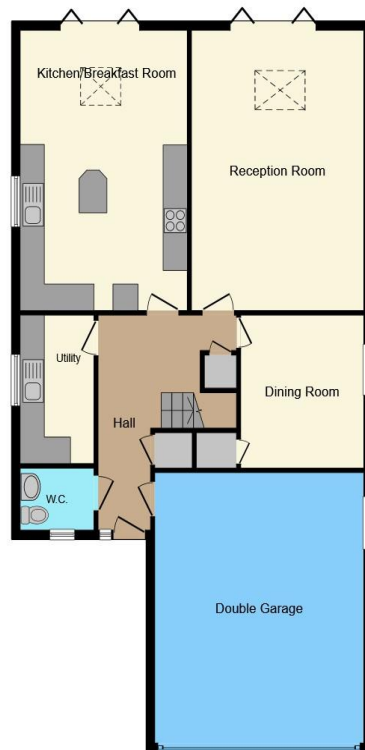
welcome to

Lower Marsh Road, WARMINSTER

- Five Bedroom Detached House.
- Desirable Location Of Warminster.
- Driveway Parking & Double Garage.
- Stunning Rear Garden With Countryside Views.
- Gated Community.

Tenure: Freehold EPC Rating: C
Council Tax Band: F

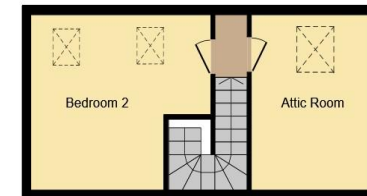
£675,000



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online allenandharris.co.uk/Property/WST107757



Property Ref:
WST107757 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **allen & harris**



01373 822457



Westbury@allenandharris.co.uk



15A Warminster Road, WESTBURY, Wiltshire,
BA13 3PD



allenandharris.co.uk