



Connells

Franks Ground
Stourton Warminster

Franks Ground Stourton Warminster BA12 6QW

for sale offers in excess of
£340,000



Property Description

Introducing Franks Ground; a stunning three-bedroom semi-detached home enviably positioned within the incredibly picturesque grounds of the Stourhead Estate in Stourton, Wiltshire. Comprising bright and airy living spaces, spacious bedrooms, two WCs and a fit-for-purpose hobby room; this home comes complete with a sensational rear garden which is perfect for alfresco dining in the summer sun whilst enjoying breathtaking views of White Sheet Hill. Additionally, to the property, the owners of this home can enjoy an annual family pass granting access to the famous National Trust Gardens of Stourhead House. Call us today and book your viewing before it's too late!

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

The entrance hall has a radiator, thermostat and smoke alarm.

Lounge

The lounge has three windows to the front of the property and French doors to the rear garden. It has a radiator, storage cupboard and a bio ethanol burner.

Kitchen

The kitchen has three windows to the rear of the property, both wall and base units, a radiator, sink and drainer as well as space for a washing machine, dishwasher, fridge freezer and an oven.

Cloakroom

The cloakroom has a window to the side of the property. It has a WC, hand wash basin and a vanity unit.

Lobby

The lobby has a frosted door to the side of the property and the consumer unit.



First Floor

Landing

The landing has a window to the front of the property.

Bedroom 1

Bedroom 1 has three windows to the side of the property and an airing cupboard.

Bedroom 2

Bedroom 2 has three windows to the rear of the property. It offers access to the attic room / playroom.

Bedroom 3

Bedroom 3 has two windows to the front of the property.

Bathroom

The bathroom has two frosted windows to the side of the property. It has a WC, hand wash basin with a base cabinet, a shower and a heated towel rail.

Attic Room / Playroom

The attic room / playroom is fully boarded.

Outside

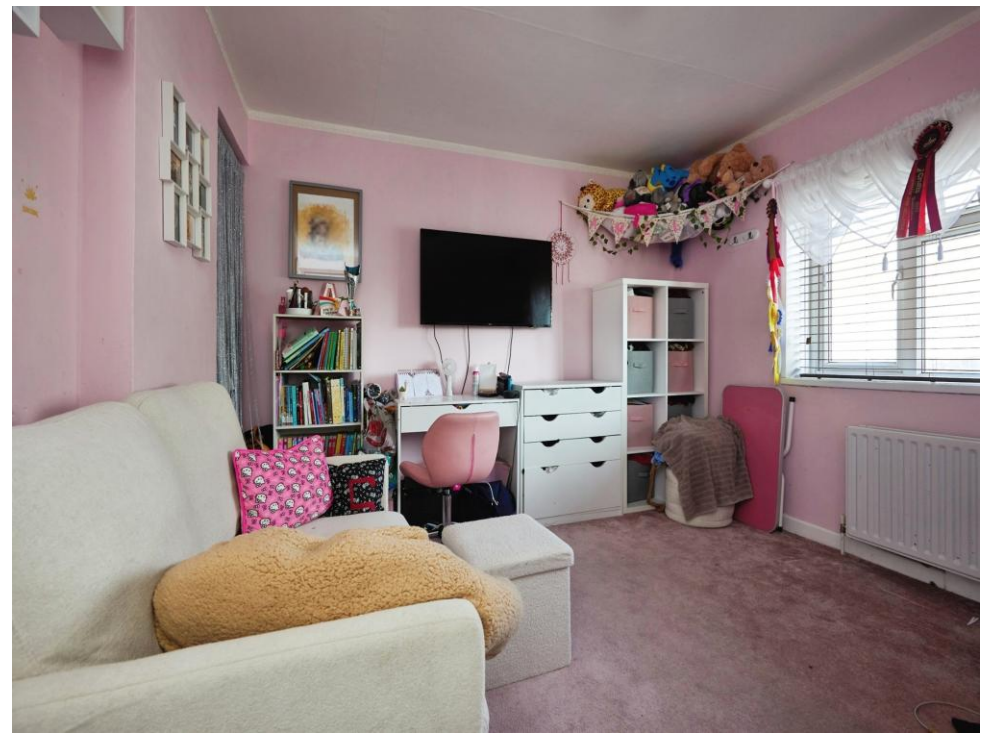
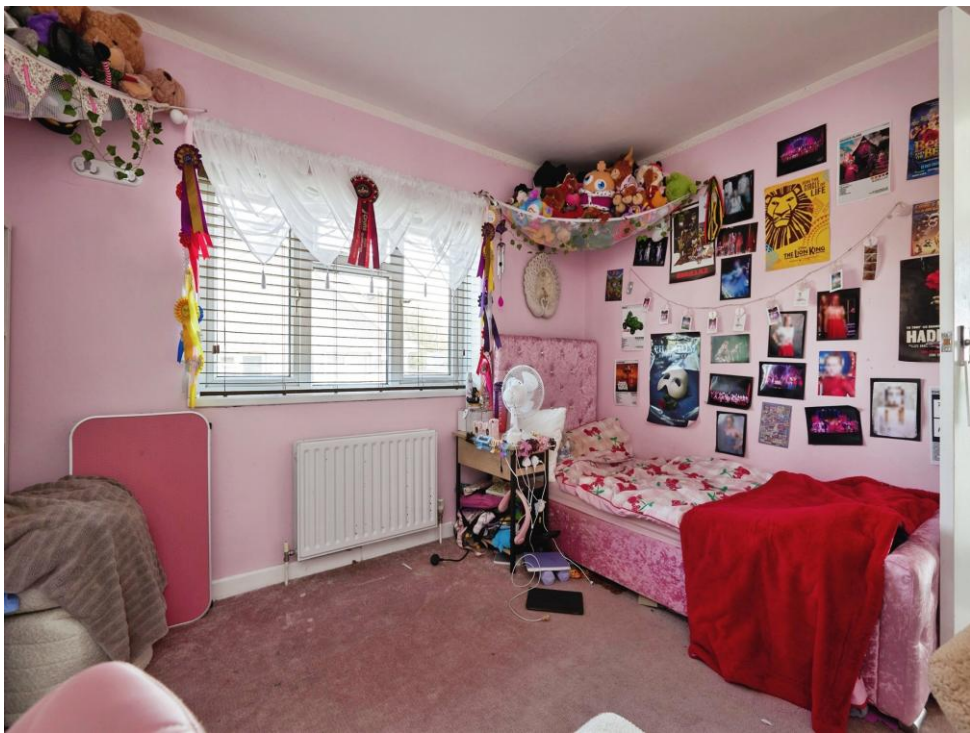
Front Garden

The front garden has mature fruit trees, an external light, flower borders and a path to the front door.

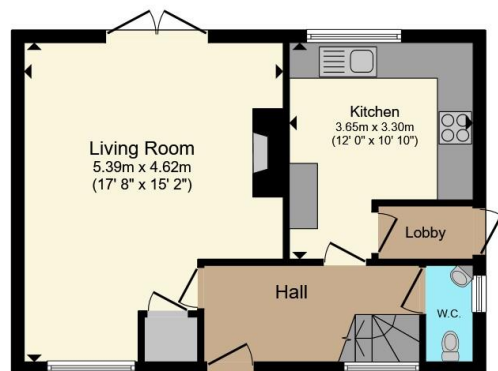
Rear Garden

The rear garden is mainly laid to lawn and has mature bushes and chain link fence borders. It has two ponds, a small patio area, a path through the middle, an external light and houses the oil tank. The outbuilding is to the side of the property and has a window to the side.

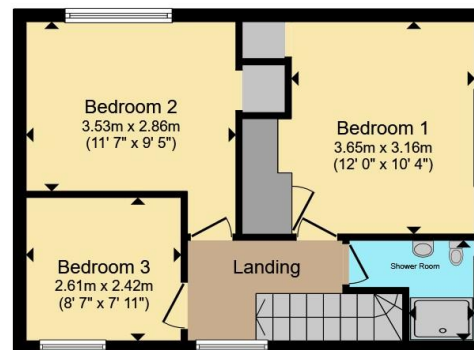




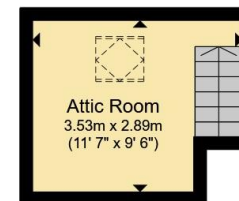




Ground Floor



First Floor



Second Floor

Total floor area 90.6 m² (976 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/GIL306685



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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