

3 ROCK LANE

WARMINSTER

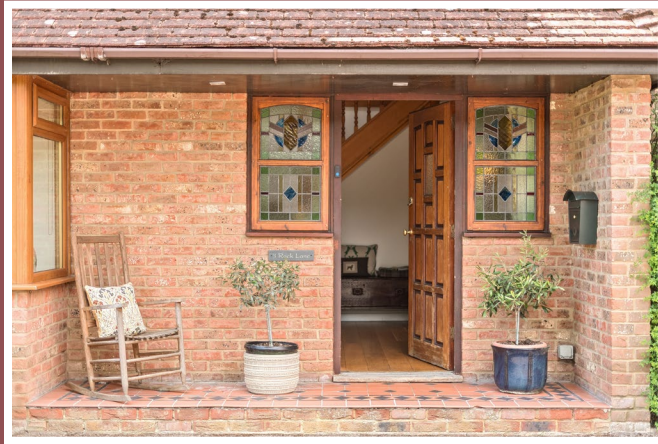




Tucked away at the end of a quiet lane with just three properties, this well-designed and much-loved home offers the ideal setting for a growing family wanting space, privacy, and easy access to town and countryside. With a flexible layout across three floors and a lovely garden, this home is ready to welcome its next chapter.







Built in 1987 with thoughtful adaptations for a wheelchair user, the layout flows beautifully and makes great use of light and space. The large and welcoming hall leads to all ground floor rooms and rises to bright galleried landings filled with natural light from Velux windows above.







The double aspect sitting room is a generously sized and welcoming room that has double doors opening to both the dining room and the conservatory for a sociable, open plan feel. A modern gas fire provides a central feature and instant warmth on colder days.











The extended kitchen offers a bright, sociable space with room to dine and French doors opening directly onto the garden, a favourite spot for the current owners to enjoy the evening sun. There's space for a range cooker and an American-style fridge-freezer, along with a full set of fitted units and underfloor heating for added comfort.







From the kitchen, a practical flow leads into the utility and boot room, which also has direct access from both the side of the house and the garage; perfect after country walks or school runs. A large shower room right next to the utility room also makes it ideal for muddy children and muddy dogs! The utility area includes space for appliances, a ceiling-mounted wooden airer, and a built-in wine fridge.



A separate study at the front of the house has oak flooring, built-in cabinetry, and plantation shutters, providing a spacious and functional quiet spot for working from home.





Upstairs, the principal bedroom has a peaceful outlook front and back with newly fitted wardrobes (2023), and a modern ensuite shower room. There's also a second double bedroom, a smaller bedroom, currently used as a dressing room, and a family bathroom on this floor.







The top floor is wonderfully light and quiet, with two good-sized double bedrooms and a shared shower room – perfect for teenagers needing their own space or for visiting family.





The garden has been a real joy for the current owners; big enough for a growing family but easy to care for and well sheltered. It was landscaped in 2015 with a mix of pink, blue and purple planting, a sunken dining area, and a two-tier water feature made from old Yorkshire stone troughs, which is hugely popular at bath time for the bird life of Warminster. A summer house with lighting and power is currently used for storage but has doubled as a party space and looks magical when lit with fairy lights.



The garden is very peaceful and not overlooked, and the raised lawn and surrounding greenery offer great privacy. A strip of land was purchased to give room for fruit trees and a hot tub, adding to the sense of seclusion. With gated side access on both sides of the house and direct flow from the kitchen and conservatory, it's an easy and practical space for families who like to spend time outdoors.







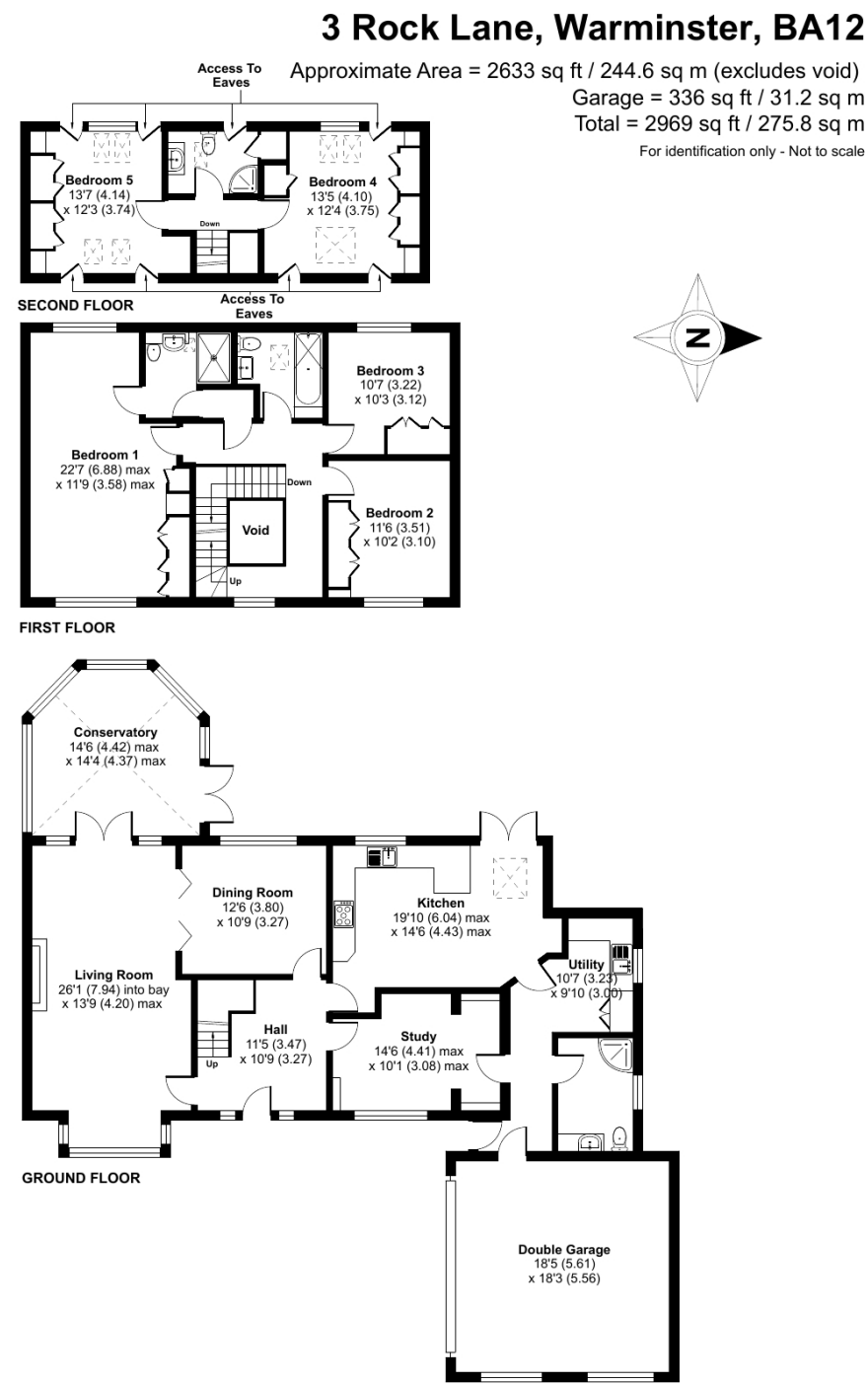
Rock Lane is a peaceful and very sought-after area on the edge of Warminster where traffic is minimal and the atmosphere is friendly but quiet. Kingdown School and Warminster School are both within walking distance, as is the town centre with its shops, cafes and railway station offering services to London Waterloo and Bristol/Cardiff. For connections to Paddington, Westbury station is 10 minutes by train or 10–15 minutes away by car. There are local bus routes from Boreham Road and road access to the A36 and wider network is quick and convenient. Bishopstrow village is nearby, where locals enjoy events and riverside walks, while nearby Heytesbury, Upton Lovell and the town's own centre offers a good choice of pubs and places to eat.

Warminster's Sports Centre has a gym, swimming pool and a wide range of classes just a 3 minute walk away. Nature lovers will enjoy being close to Yeates Field, River Wylye, the lake and nature reserve, or heading out to the open expanses of Salisbury Plain just across from Woodcock Road.

With everything set up for comfort, convenience and family life, including excellent entertaining space, practical design and outdoor areas to enjoy, this home represents a rare opportunity to join a peaceful community with all the advantages of town and countryside life.











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