

Smallbrook House,
2 Boreham Road, Warminster



Strutt
& Parker

Land and property. Since 1885.



3,104 sq ft (288 sq m) | Freehold
2 reception rooms | 5 bedrooms | 3 bathrooms | Cloakroom
Garage | Garden | Town location

Guide price £1,000,000



An elegant and substantial period residence featuring handsome stone elevations and refined period details, set within beautiful established gardens.

Smallbrook House is an impressive and beautifully presented home, offering more than 3,100 sq ft of characterful and versatile accommodation arranged across three floors. Constructed of attractive local stone, the property retains a wealth of period elegance, including large sash windows, ornate corning and original fireplaces, creating a sophisticated environment for both family living and formal entertaining.

The ground floor accommodation is arranged around a grand reception hall featuring striking encaustic tiled flooring and a wood-burning stove. This leads to a well-proportioned sitting room with a traditional fireplace, enhanced by full-height French doors with matching sidelights and tall sash windows. The heart of the home is the expansive 27ft kitchen and dining room, which features herringbone wood flooring, underfloor heating, a large central island and French doors opening directly to the terrace. A study with a door to the garden, a practical utility room, a secondary study/boot room and a shower room provide excellent additional functionality.

On the first floor, the spacious principal bedroom, with ample built-in wardrobes, enjoys a bright outlook over the gardens, accompanied by two further double bedrooms and a well-appointed family bathroom. The second floor provides two additional bedrooms, including a generous room with exposed beams, together with a further family bathroom, making this level ideal for guests or older children.

The property is approached via a sweeping gravel driveway providing ample parking and leading to a detached garage and useful garden store. The beautifully maintained grounds are a particular feature, with a gravel terrace providing a secluded setting for outdoor dining. Extensive lawns are bordered by mature specimen trees and established planting. Located on one of Warminster's most sought-after roads, the property offers a rare balance of town convenience and a sense of rural tranquillity.







Location

The property is in a desirable residential area within easy reach of the historic market town of Warminster, which provides a wide range of everyday amenities, independent shops, cafés, restaurants and leisure facilities. The town is surrounded by attractive Wiltshire countryside, with Longleat, Stourhead, Salisbury Plain and Cranborne Chase AONB all close at hand, while the cities of Bath and Salisbury and the market town of Frome are also readily accessible.

Education provision is strong, with respected independent schools including Warminster School, incorporating its Preparatory School, together with Dauntsey's School in Devizes. Transport connections are excellent, with Warminster railway station approximately 600 metres away, offering regular services to Bath, Bristol, Salisbury, London Waterloo and destinations across the South West. The A36 and A350 provide convenient road links to the wider region, while the A303 offers routes east towards London and west towards Exeter.

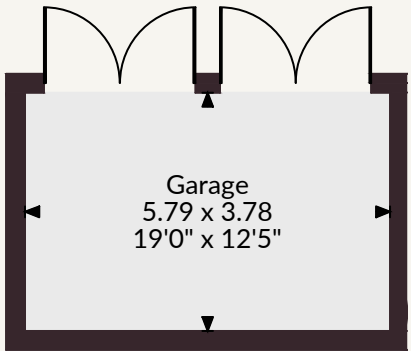
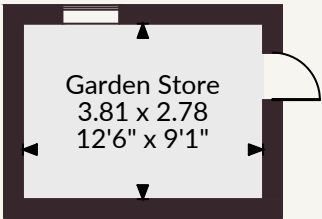
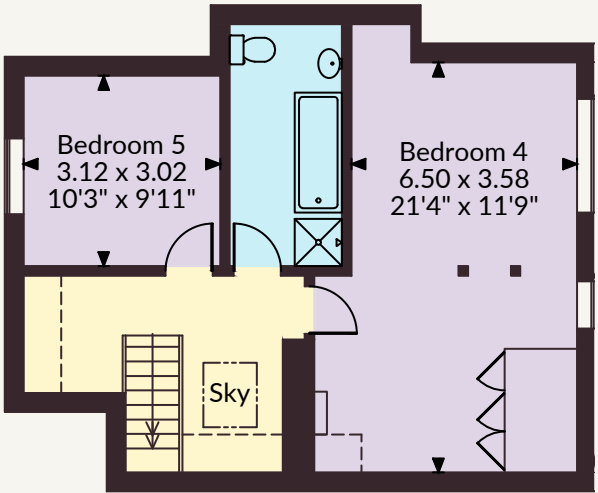
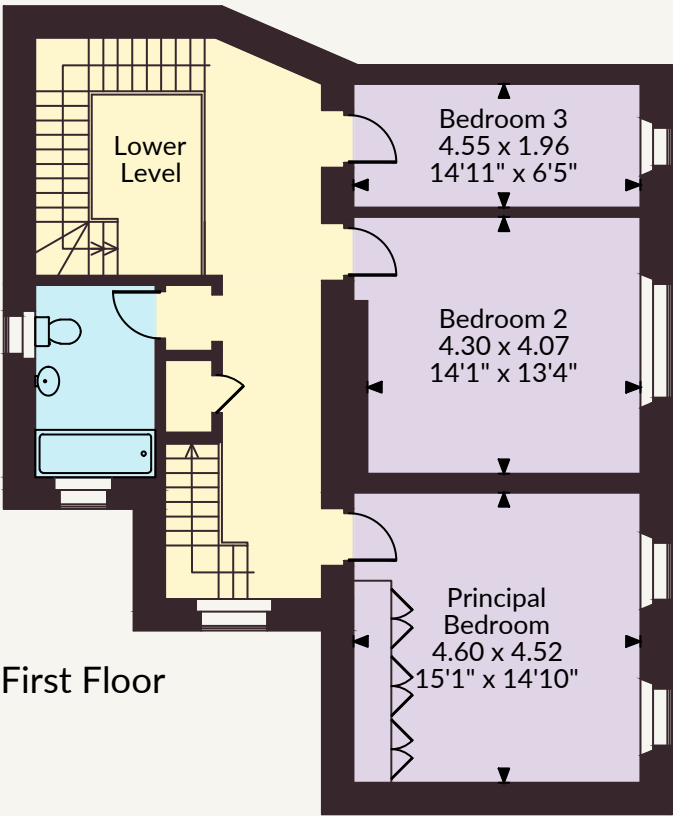
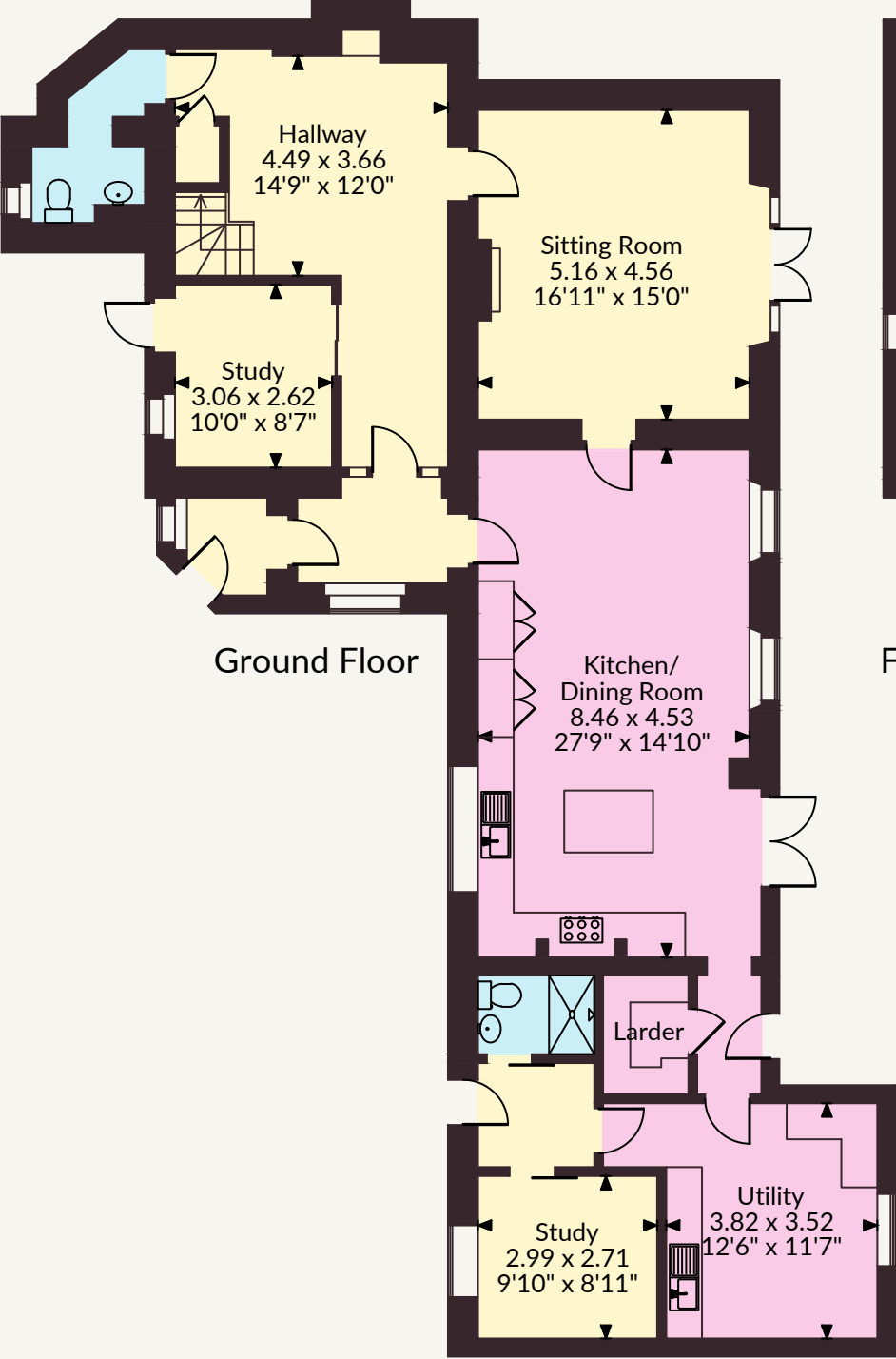
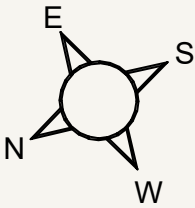
Postcode region: BA12

General

Local authority: Wiltshire Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band G
EPC rating: D
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



Smallbrook House , Boreham Road, Warminster
Main House internal area 3,104 sq ft (288 sq m)
Garage internal area 236 sq ft (22 sq m)
Garden Store internal area 114 sq ft (11 sq m)
Total internal area 3,454 sq ft (321 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8702184/OHL

Salisbury
41 Milford Street, Salisbury, Wiltshire SP1 2BP
01722 344010 | salisbury@struttandparker.com

@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken August 2026. Particulars prepared September 2026



Strutt
& Parker

Land and property. Since 1885.