



ASPEN

WARMINSTER



Aspen feels like the kind of home people hope to stumble across but rarely do - a beautifully updated village bungalow with space to breathe, gardens that wrap around you and the sort of quiet setting where birdsong replaces traffic noise. Tucked away in the older part of Upton Scudamore and surrounded by character homes and open countryside, this is a house that has been thoughtfully modernised for easy, comfortable living while still offering plenty of flexibility for the future.



Set behind a brand-new five-bar gate and with a very generous gravel driveway, Aspen immediately feels welcoming. There is plenty of space for multiple vehicles, with easy turning for a campervan or caravan. The generous plot of around a third of an acre gives the house real presence and the recently completed renovations mean the house feels beautifully finished and immediately comfortable to live in.

Over the past year the current owners have reconfigured the layout, installed a beautifully fitted Shaker kitchen, replaced the bathrooms, updated flooring and carpets throughout, fitted LED lighting and added a brand-new high-efficiency Grant oil boiler with Hive controls. The result is a home that feels practical, calm and exceptionally well cared for.





The large covered porch provides shelter from the weather before leading into a wide central hallway that connects the different parts of the house beautifully. The layout works particularly well with a privacy door from the main hallway separating the bedrooms from the living space, helping this part of the house feel quiet and private.





The sitting room is a lovely space to retreat to at the end of the day. Large windows and sliding patio doors frame views across the gardens and neighbouring paddock and give the room a bright and open feel throughout the day.

The bioethanol stove creates real flames and warmth without the mess of logs or ash, although it can also be converted back into a traditional wood burner if desired.



At the heart of the house is the stunning kitchen, dining and living space - a room clearly designed around modern everyday living. The newly fitted in-frame Shaker kitchen is finished with quartz worktops and centred around a range cooker with induction hob, double ovens and separate grill. There is excellent storage throughout including floor-to-ceiling larder cupboards, integrated appliances and a sociable breakfast bar.

The dining area has been cleverly designed with bespoke banquette seating and opens naturally into a relaxed seating area, making this a room that works equally well for busy family mornings, long lunches, Christmas gatherings or evenings with friends.

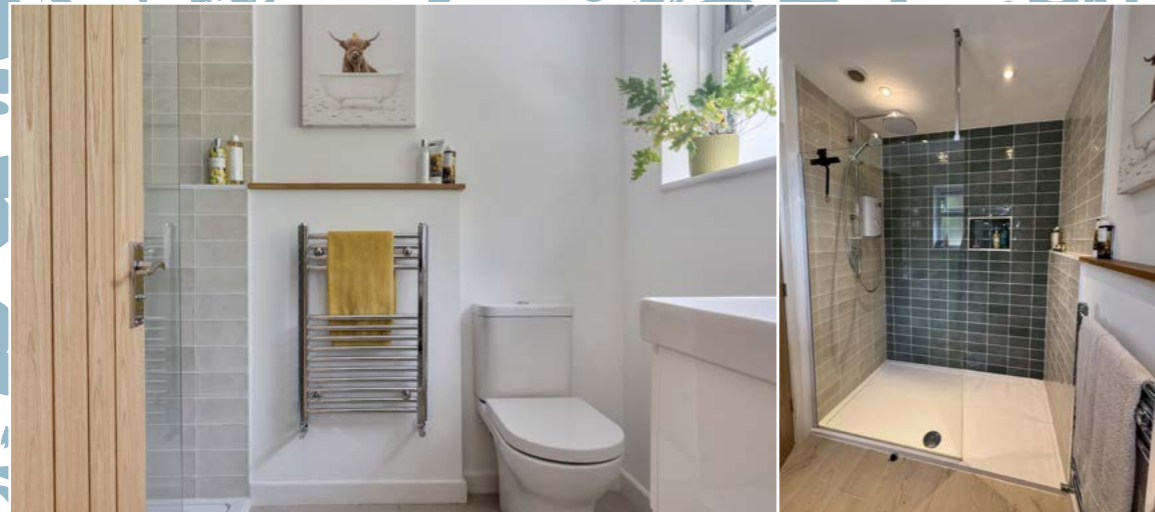




French doors open directly onto the west-facing patio. In warmer months this part of the garden becomes a real suntrap – it overlooks the adjoining paddock where horses often graze and from here you can see particularly lovely sunsets. Integrated soffit lighting adds a warm glow to the patio and garden after dark.

Practical spaces have been equally well considered. Off the kitchen is a useful utility room with space for separate appliances, shelving and a continuous extractor system, alongside a boot room with sink - ideal after muddy countryside walks with dogs.





The bedroom wing feels peaceful and private. There are three comfortable double bedrooms, all with built-in wardrobes. The principal bedroom overlooks the garden and has a stylish newly fitted en-suite with a generous walk-in shower. The family bathroom has also been recently updated with a bath, mains-fed rain shower, vanity storage and contemporary fittings.







Outside, the gardens are a huge part of Aspen's appeal. Wrapping around the bungalow and extending to around a third of an acre, they feel spacious yet manageable with mature hedging and established planting that make the garden feel private and enclosed. There are lawns, productive raised beds, several places to sit throughout the day and a useful potting area beside the shed for keen gardeners. A substantial summer house with heating and lighting is currently used as a home gym but could work equally well as a studio or home office.

There is also a large timber shed, workshop and integral garage with electric door. Both the garage and workshop sit beneath the main roof of the bungalow, making them particularly well suited to future conversion or extension.





One particularly exciting feature is the additional side garden, where a permitted development certificate is already in place for a substantial detached single-storey building. Whether used as a studio, workspace, gym or ancillary accommodation, this offers genuine long-term flexibility.



Aspen also performs impressively from an energy efficiency perspective. The solar panels generate an excellent return under the existing tariff, often covering the household's annual electricity costs entirely. The property also benefits from a strong EPC rating of C with potential for B.




Life in Upton Scudamore is equally appealing. The village has a wonderfully established community feel, with an 11th-century church, regular social events and the much-loved Angel Inn just a short walk away. There are countryside walks directly from the house, including nearby bridleways and routes across the Wiltshire Downs towards the Westbury White Horse.

Countryside walks begin from the doorstep, while Warminster, Frome and Bath are all within easy reach for shopping, dining and rail connections to London. While Aspen would suit a wide range of buyers, the combination of single-storey living, recent renovations and manageable gardens will particularly appeal to those looking for an easier, lower-maintenance move without compromising on space or setting.

For anyone searching for a home that combines village life, modern comfort and thoughtfully designed living space, Aspen is a rare find.



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| Address | Aspen, 36A Upton Scudamore, Warminster, BA12 0AQ |
| EPC Rating |  |
| Tenure | Freehold |
| Council Tax | Band E |
| Local Authority | Wiltshire Council |
| Property Size | 175 sq.m or 1884 sq.ft |
| Parking | Large gravel driveway, garage and workshop |
| Utilities | Mains water, drainage and electricity |
| Heating | Oil-fired central heating with new Grant boiler |

Aspen 36A, Upton Scudamore, Warminster, BA12

Approximate Area = 1593 sq ft / 148 sq m

Garage = 155 sq ft / 14.4 sq m

Workshop = 82 sq ft / 7.64 sq m

Total = 1884 sq ft / 175 sq m

For identification only – Not to scale



FLOOR PLAN



KEY FEATURES

- Detached 3 bedroom bungalow in the heart of a sought-after Wiltshire village
- Extensively renovated and beautifully presented throughout
- Stunning open-plan kitchen, dining and living space
- Three double bedrooms and two newly fitted bathrooms
- Large wraparound gardens extending to approximately one third of an acre
- West-facing patio overlooking neighbouring paddock land
- Summer house with heating and lighting currently used as a gym
- Integral garage, workshop and extensive driveway parking
- Garage and workshop positioned beneath the main roof offering future conversion potential
- Owned solar panels with excellent feed-in tariff income
- Permitted Development Certificate obtained for substantial garden annexe or studio building



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