

Dry Hill

Crockerton, BA12 8AT

COOPER
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TANNER



£475,000 Freehold

This individual four bedroom detached bungalow is set in its own plot and offers good sized living accommodation throughout. It has a large lounge with large double glazed French doors opening onto the rear terrace with countryside views. There are gardens to the front, side and rear. It offers a double garage and driveway parking. It is set in the popular village of Crockerton, a perfect location with countryside and woodland walks right on the doorstep. The property offers stunning views right across the valley. NO ONWARD CHAIN.

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DESCRIPTION

This individual four bedroom detached bungalow is set in its own plot and offers good sized living accommodation throughout. It has a large lounge with large double glazed French doors opening onto the rear terrace with countryside views. There are gardens to the front, side and rear. It offers a double garage and driveway parking. It is set in the popular village of Crockerton, a perfect location with countryside and woodland walks right on the doorstep. The property offers stunning views right across the valley. The accommodation comprises large conservatory with a door leading into a good sized kitchen/dining room. This leads into a spacious hallway with doors leading to a large four piece family bathroom, four double bedrooms two of which have built in wardrobes at one end then a cloakroom and the main feature is a fantastic lounge that is very light with triple aspect windows and French doors and a large feature fireplace with a Jetmaster fire. In addition the property benefits from oil fired central heating and uPVC double glazing throughout.

OUTSIDE

The property is approached through a wooden entrance gate onto a large driveway with parking for three to four cars. There is access to a double garage with a single up and over door. There is a door from the garage that leads into a workshop/shed this offers a great storage area. The front garden is enclosed by fencing and is tiered and is laid to lawn with a greenhouse at the top and has various shrubs and plants. Steps lead down to access to the bungalow. The garden wraps around with garden to both sides and is enclosed by fencing with various shrubs, trees and established

plants. At the back there is a sun terrace with a pond to one side, steps lead down to a large lawn which backs onto open fields the views from the back garden look across the valley and are breath taking.

LOCATION

The property is located in the much sought-after village of Crockerton which lies adjacent to Longleat Estate. The locality has access to numerous bridal paths (permit available from Longleat Estate). An area of outstanding beauty is Shearwater lake which has a popular tea room. Crockerton comprises a super village community with an excellent village primary school and garden centre. The Bath Arms public house has undergone a full refurbishment and is very popular. The town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.

COUNCIL TAX

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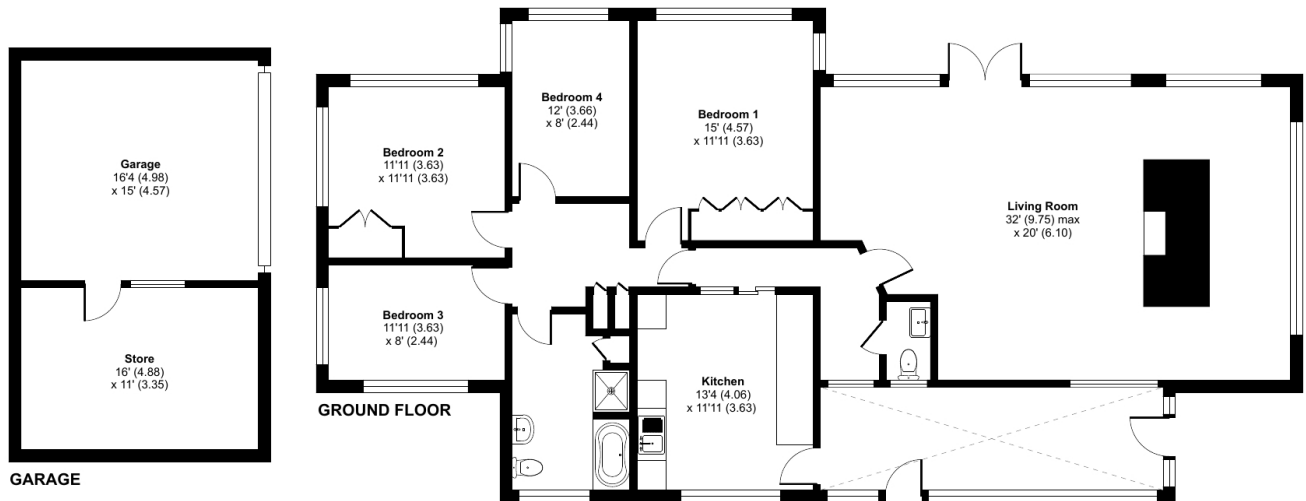
Dry Hill, Crockerton, Warminster, BA12

Approximate Area = 1735 sq ft / 161.1 sq m

Garage = 428 sq ft / 39.7 sq m

Total = 2163 sq ft / 200.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 1062156

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