



101 Clay Street, Crockerton,  
Warminster, Wiltshire, BA12 8AF

Guide Price £575,000 Freehold

COOPER  
AND  
TANNER







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 4  3  2 EPC E

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## Description

(Approx. 1787 sqft including garage)

Cooper and Cooper and Tanner are delighted to offer this beautiful detached four-bedroom cottage believed to date back to the 17th century. The property is believed to have been extended in the 19th century. The present sellers have made many tasteful and stylish upgrades that compliment and blend all the many period features of the home. A wood entrance door gives access to a pleasing and charming sitting room having a fireplace with log burner, exposed beams, flagstone flooring. The study has a window to the front and also gives access to the cellar that offers very useful storage. The study also gives access to the tranquil lounge with fireplace and wood burner. The cottage kitchen / dining room has a range of units along with a Rayburn stove, tiled flooring and ceiling beams. From the kitchen you have access to an additional ground floor bathroom and another reception room that could be used as a bedroom four or a playroom, this room as the advantage of a door to outside. At the rear of the property, you'll find the

charming kitchen diner, filled with character features that enhance its rustic appeal. From here, you have access to a downstairs bathroom and the versatile fourth bedroom. Situated on the ground floor, this purpose-built extension is ideal for use as a home office, an older child's room, or for multi-generational living, conveniently benefiting from its own external access. The home has two staircases that give access to the first floor. The staircase from the sitting room leads to the spacious main bedroom and direct access to the recently upgraded family bathroom with free standing bath and a separate walk-in shower. A landing gives access to all three bedrooms and bathroom. The second staircase leads to the ground floor.

This wonderful home must be viewed to fully appreciate the welcoming charm this home has to offer.

















## Outside

Outside is recently laid herringbone block-paved driveway providing parking. A patio area offers space for seating. A pathway runs along the front of the home and leads to the generous established garden that is also mainly laid to lawn and ideal for keen gardeners.

## Location

The property is in the much sought-after village of Crockerton which lies adjacent to Longleat Estate. The locality has excellent out riding over numerous bridal paths (permit available from Longleat Estate). Crockerton comprises a super village community with an excellent village primary school and garden centre. 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.

Warminster train station has connections to Bath/ Bristol / Bradford on Avon / Westbury/ Paddington /Reading. Junction 18 / M4 is 18 miles (29km) The A361 connects to Swindon to the north-east and Barnstaple to the south-west, while the north south A350 primary route to Poole runs close to the town. Bristol Airport which is 30 miles (48 km) west. Bath and Salisbury are about 20 miles away.



### Local Information

**Local Council:** Wiltshire Council

**Council Tax Band:** E

**Heating:** Oil fired

**Services:** Private drainage/ Mains Electricity

**Tenure:** Freehold



### Motorway Links

- A303/M3/A361/A350
- M4



### Train Links

- Westbury
- Warminster

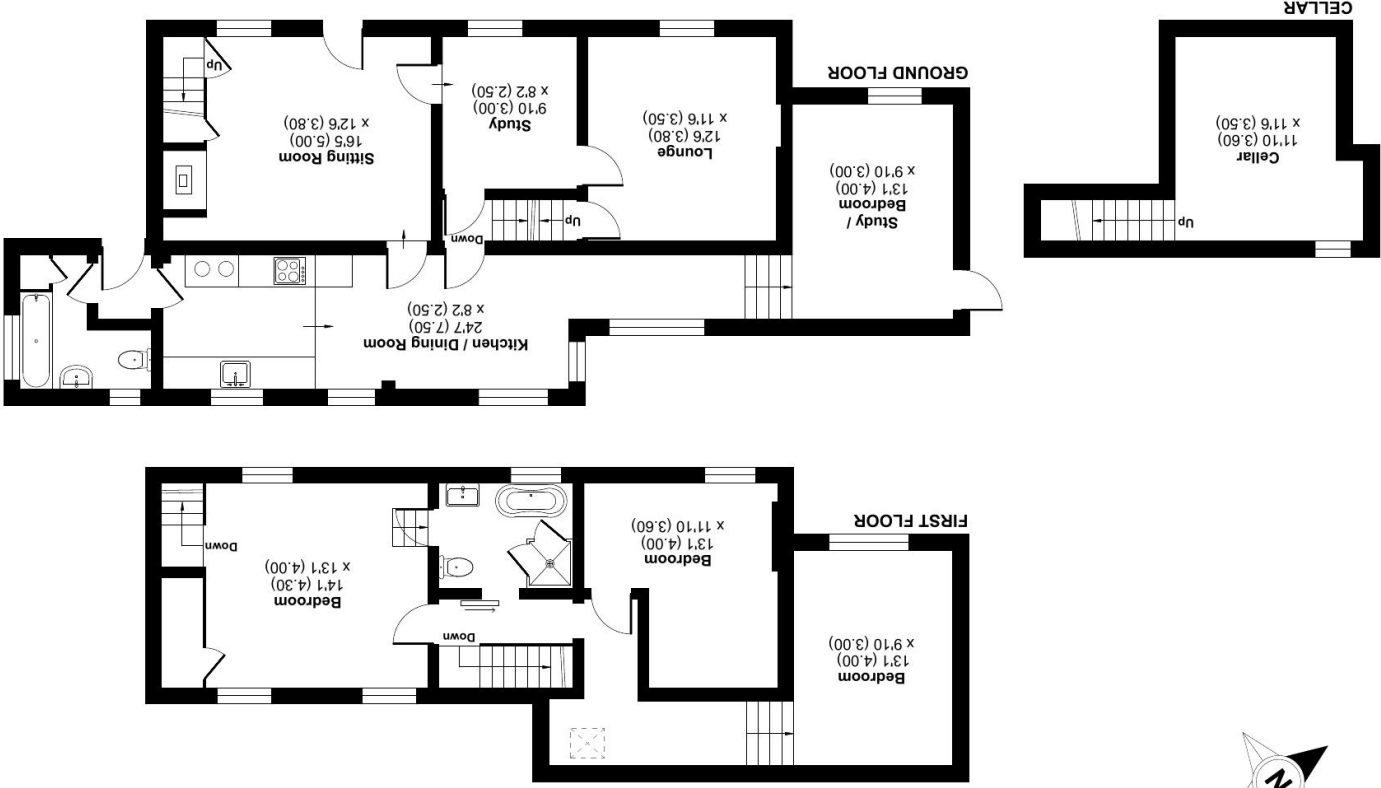


### Nearest Schools

- Warminster
- Westbury/BOA/ Frome

# Clay Street, Crocketton, Warmminster, BA12

Approximate Area = 1787 sq ft / 166 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Cooper and Tanner. REF: 1201078

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