

# Sutton End

Warminster, BA12 8BH

COOPER  
AND  
TANNER



## £685,000 Freehold

Grenville is a substantial detached residence constructed around 1956, and extended in the late 1980's. This home is located on the outskirts of the town and on the fringe of Crockerton in an area known as Sutton End. Grounds extend to approx. 3.5 acres and enjoys superb countryside and woodland views at the rear. Ample parking and garaging. Enhancement works required.

# Sutton End Warminster BA12 8BH

 5  4  2 EPC F

## £685,000 Freehold

### DESCRIPTION

Cooper and Tanner are delighted to bring to the open market this substantial 1950's detached home, that enjoys a secluded position in the Sutton End area of Crockerton. The property is surrounded by mature trees and hedging that offer a degree of privacy. A long driveway off the A350 leads to the ample parking area and garaging. The property offers extremely spacious living and has the most stunning far reaching views at the rear towards the countryside and woodlands beyond. The home does require complete renovation and enhancement works.. The accommodation in brief comprises an entrance vestibule, main hallway, kitchen, breakfast room, utility room, WC, lounge with views to the rear, dining room with views, study, first floor landing, five bedrooms, en-suite, family bathroom.

### OUTSIDE

Outside the home is approached via a long driveway that leads to the parking, garage and large shed. At the front is a large lawn garden area with a screening of hedging and trees. At the side is a further area of uncultivated ground with derelict outbuilding. At the rear is a pleasing area of garden, with access to the the rest of the grounds. Approximate total plot in the region of 3.5 Acres.

### LOCATION

The property is located in the much sought-after village of Crockerton which lies adjacent to Longleat Estate. The locality has excellent out riding over numerous bridle paths (permit available from Longleat Estate). Crockerton comprises a friendly 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.

### AGENTS NOTE

Please note, the A350 road and bypass nearby is audible, so if you are looking for a home that is not near any main roads this will not be suitable.







## Sutton End, Crockerton, Warminster, BA12

Approximate Area = 2524 sq ft / 234.5 sq m

Garage = 170 sq ft / 15.8 sq m

Outbuilding = 352 sq ft / 32.7 sq m

Total = 3046 sq ft / 283 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 2024. Produced for Cooper and Tanner. REF: 1087474

### WARMINSTER OFFICE

Telephone 01985 215579

48-50, Market Place, Warminster, Wiltshire BA12 9AN

[warminster@cooperandtanner.co.uk](mailto:warminster@cooperandtanner.co.uk)

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