



Redwood House, Potters Hill, Crockerton,
Warminster, Wiltshire, BA12 8AD

Guide Price £1,875,000 Freehold

COOPER
AND
TANNER



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 5  3  4 EPC TBC

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Description

Cooper and Tanner are delighted to offer this outstanding and impressive newly constructed detached five-bedroom, four-bathroom contemporary family residence.

This individually designed home enjoys an exclusive elevated position, in the desirable village of Crockerton, and has far reaching views across the neighbouring countryside and beyond. The property will be accessed via automated gates that will open over a driveway that will lead to the parking and detached double garage. The home has approx.4200 sq feet of carefully planned and arranged family accommodation and with a vast amount of glass to take full advantage of the natural light and views.

External finish covering will be done with Zinc anthracite cladding and heat-treated Brimstone Ash wood. The accommodation in brief comprises an impressive galleried entrance hall with glass balustrade staircase, WC, laundry / boot room, plant room, study, drawing room, kitchen, dining

area, garden room. The first floor has a large landing, five principle bedrooms with the master room having a feature balcony screed with glass and far reaching views. three en-suites, family bathroom, dressing room.

Outside

Outside you will find automated gated access to a driveway that leads to the parking and double detached garage and landscaped grounds that are screened by hedging and mature trees. The property is being built by award winning developer 'Custom Built'. They are renowned for quality and attention to detail on all their projects.

Please enquire for further details and exclusive viewing arrangements.
(BY APPOINTMENT ONLY)









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. The A303 is about 10 miles to the south.



Local Information

Local Council: Wiltshire Council

Council Tax Band: TBC

Heating: Heat recovery Source

Services: Private drainage treatment plant/
Mains Electricity and Water

Tenure: Freehold



Motorway Links

- A303/M3/A361/A350
- M4



Train Links

- Westbury
- Warminster

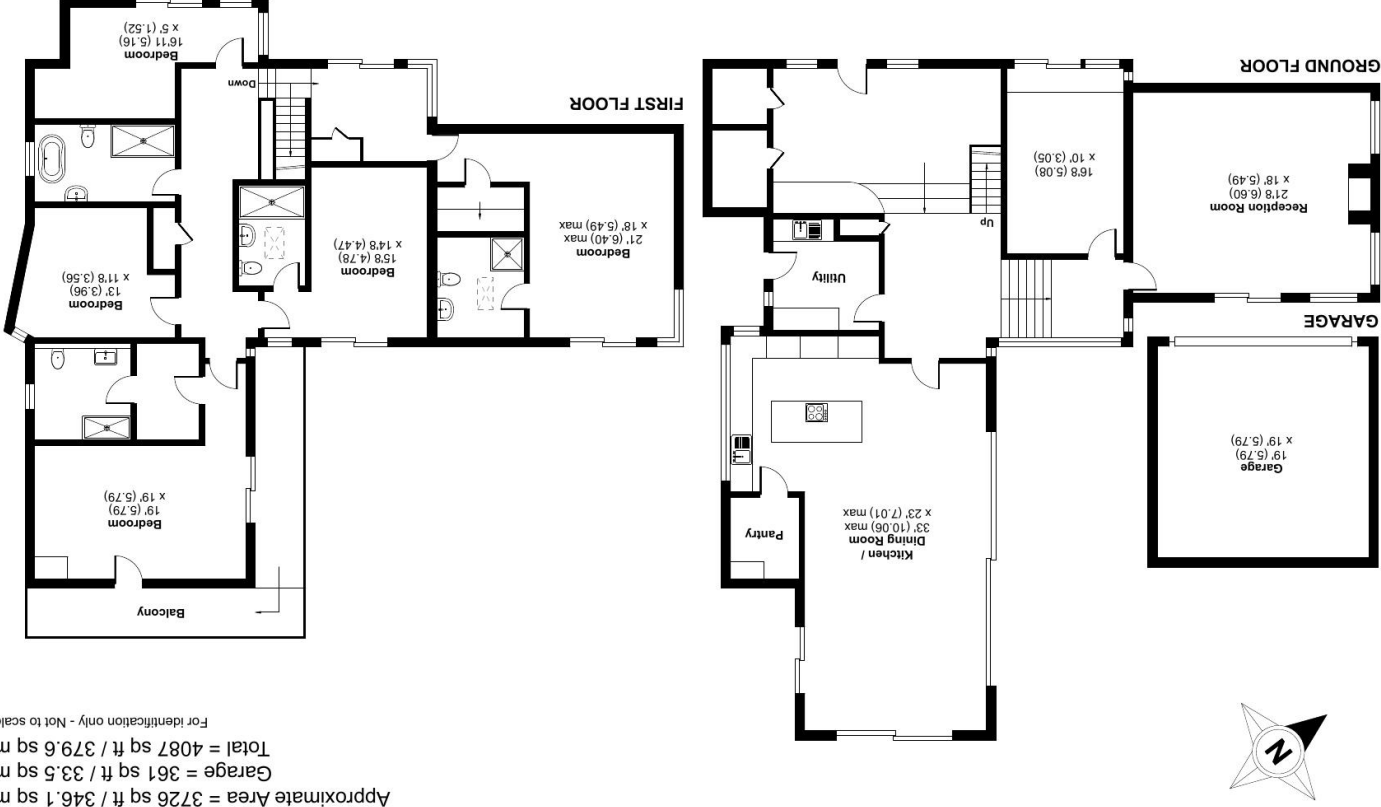


Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA

Redwood House, Crocketton, Warmminster, BA12

Approximate Area = 3726 sq ft / 346.1 sq m
 Garage = 361 sq ft / 33.5 sq m
 Total = 4087 sq ft / 379.6 sq m
 For identification only - Not to scale



Certified Property Measurer
 RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
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COOPER AND TANNER



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