



The Brac, Potters Hill, Crockerton,  
Warminster, Wiltshire, BA12 8AD

Guide Price - £1,695,000 Freehold

COOPER  
AND  
TANNER



# The Brac, Potters Hill, Crockerton, Warminster, Wiltshire, BA12 8AD

 5  4  4 EPC B

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## Description – (Approx 3350 sq ft)

Cooper and Tanner are delighted to offer you 'The Brac', a fantastic and newly constructed contemporary styled residence built by a renowned local developer.

The Brac is set amongst generous landscaped grounds, and commands far reaching views over woodlands at the front and rear. This exciting home has been carefully designed to offer the very highest standards and detail, with great attention. Each room receives natural light along with amazing views being enjoyed from all of the rooms.

The property comes with a ten-year new build warranty. This substantial home is located on the edge of the Longleat Forest and boasts one of the most desirable locations when it comes to countryside walks and pursuits.

**Agents Note** - An interest exists in that an employee of Cooper and Tanner is related to the seller.

## Accommodation

This well planned and naturally light accommodation comprises a grand entrance hall, sitting room, study, kitchen / breakfast room, utility room, dining / family room, ground floor WC, first floor landing and storage, five bedrooms, three en-suites and family bathroom. This home has been built above and beyond the current Building Regulations in terms of insulation, coupled with the latest technology in Air Source heating, providing

underfloor heating on the ground floor and aluminium radiators on the first floor. The heating is backed up with a large amount of PV panels on the roof, with any excess energy being fed back to the national grid.

## Garage / Studio

Detached garage having heat treated Brimstone Ash facias and Zinc cladding, power door that gives access with an internal workshop area to the rear. A separate courtesy door gives access to an internal lobby and storage cupboard and staircase leading to a spacious Studio/annexe. The light studio/annexe provides ideal accommodation with a kitchen area with an integral hob, oven and fridge, large living/bedroom and separate shower room & WC

## Outside

This carefully conceived and individually designed residence enjoys a commanding position and is approached through a double tarmac driveway, with an automated gate leading onto a large resin-bound driveway that also gives access to the detached garage and studio and extensive parking. The house has been constructed with a mix of Zinc cladding and heat-treated Brimstone Ash facias. This substantial home offers approximately 3350sq.ft.(including garage and studio 4575. 5sq.ft) of living space, inclusive of the studio/annex. The detached garage is a further 570. 5sq.ft (studio over 586. 7sq.ft) Viewing highly advised.

This spectacular home has substantial landscaped grounds that incorporate large lawned areas along with









## Location

The Brac is located on the edge of the sought after village of Crockerton situated about a mile south of Warminster. The village has an excellent pub, Garden centre and Shearwater Lake whilst nearby Longbridge Deverill has a pub, garage with store and church. Warminster provides a good range of everyday facilities whilst the historic cities of Salisbury and Bath are both within twenty-three miles and offer a wide range of cultural, attractions, restaurants, supermarkets, cinemas, theatres and weekly markets. The Upper Wylde Valley (also known as the Deverill Valley) feeds into the Wylde Valley and is renowned as an area of rolling hills and beautiful countryside, yet still within commutable distance of Bath, Salisbury, Frome and Shaftesbury. The village sits on the southwest Wiltshire/Dorset border and is conveniently located just 5 miles from the A303, which provides access to the M3 and London. The coast and the West Country can be accessed by road via the A350 and also by rail at Tisbury with direct trains to London from 1 hour 46 minutes. The local area is renowned for its schools, both private and state. There are well-regarded primary schools in Crockerton and Sutton Veny and a

secondary school in Warminster. Additionally, the area has several prep and private schools.

## Warminster

The historic market town of Warminster on the western edge of Salisbury Plain, offers a wide range of shopping including Waitrose, Lidl and Morrisons and leisure facilities including library, sports centre, Snap gym, swimming pool, churches, doctors' and dentists' surgeries, hospital, and post office.

There is a wide selection of both state and private schools in the area, including Warminster School, Kingdown Comprehensive, Dauntsey's, Port Regis, Hazlegrove, King's Bruton, Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools. There are many places of interest to visit in the locality such as the Longleat Estate, Old Wardour Castle, Sherborne Castle, Stourhead Gardens, Wilton House and Stonehenge.

Warminster also benefits from a main line railway station to London Waterloo or Paddington (80 mins) and Bristol (60mins) whilst the nearby A303 provides excellent road links to London to the east, Exeter to the west and Bristol airport to the north-west.



### Local Information

**Local Council:** Wiltshire Council

**Council Tax Band:** TBC

**Heating:** Air Source Heating

**Services:** Private Drainage

**Tenure:** Freehold



### Motorway Links

- A303/M3/A361/A350
- M4



### Train Links – From Warminster to:

- London (Paddington / Waterloo)
- Salisbury
- Westbury / Bath / Bristol



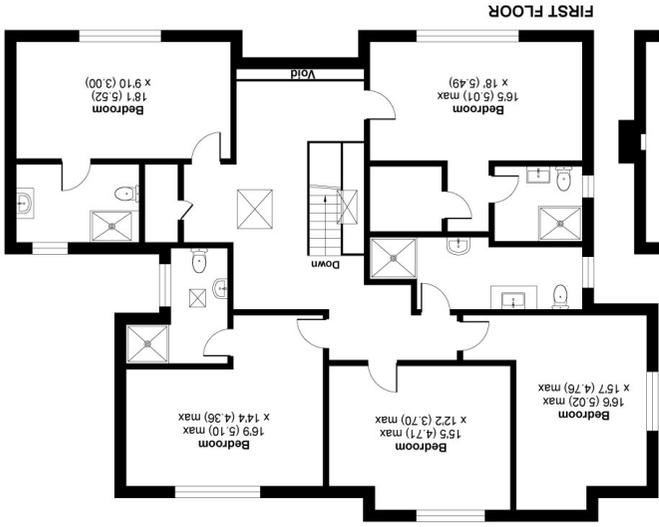
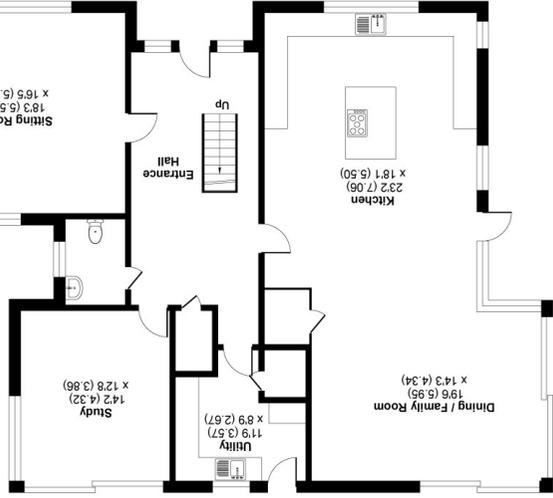
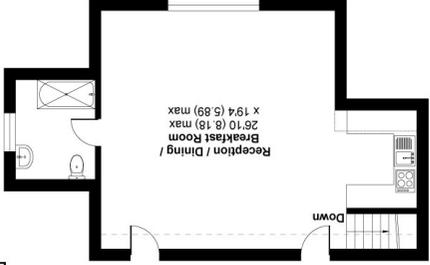
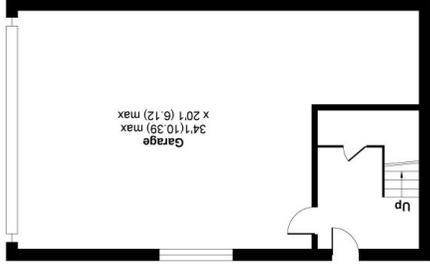
### Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA

# Potters Hill, Crockett, Warmminster, BA12

Approximate Area = 3350 sq ft / 311.2 sq m (excludes void)  
 Limited Use Area(s) = 45 sq ft / 4.1 sq m  
 Annex / Studio = 586 sq ft / 54.4 sq m  
 Garage = 570 sq ft / 52.9 sq m  
 Total = 4551 sq ft / 422.7 sq m  
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Cooper and Tanner. REF: 1430757

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