

Dry Hill

Crockerton, BA12 8AT

COOPER
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TANNER



£515,000 Freehold

An opportunity to acquire this three bedroom detached bungalow set in the popular village of Crockerton with stunning views across the valley and open countryside. The property offers a large sitting room with dual aspect and a wood burner. The property boasts a really good sized garden with an additional garden to the side. There is a double garage and driveway parking.

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DESCRIPTION

An opportunity to acquire this three bedroom detached bungalow set in the popular village of Crockerton with stunning views across the valley and open countryside. The property offers a large sitting room with triple aspect and a wood burner. The property boasts a really good sized garden with an additional garden to the side. There is a double garage and driveway parking. The accommodation comprises a good sized entrance hall, a fantastic sitting room with a feature fireplace with a wood burner, large patio doors with stunning views over the valley. The kitchen is fitted with a range of wall and base units and an integrated oven. The master bedroom has an en suite bathroom with patio doors opening out onto the rear garden and two further bedrooms. There is a rear hallway with two cupboards, a door to a shower room and a door leads into a further room currently used as a study which leads into a utility room which has a double glazed door to the side.

OUTSIDE

The property is approached over a driveway which provides parking and access to a double garage. There is gated access to the side which leads to the rear garden. There is a raised deck a perfect seating area with stunning views across open countryside. It is full of established plants, shrubs and is fully enclosed. It is privately enclosed. Steps then lead down to an additional plot with a gravelled seating area and a summer house. A path then leads to various raised beds, the whole garden is established with lots of plants and is a really good size.

COUNCIL TAX

Band 'F'

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 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.





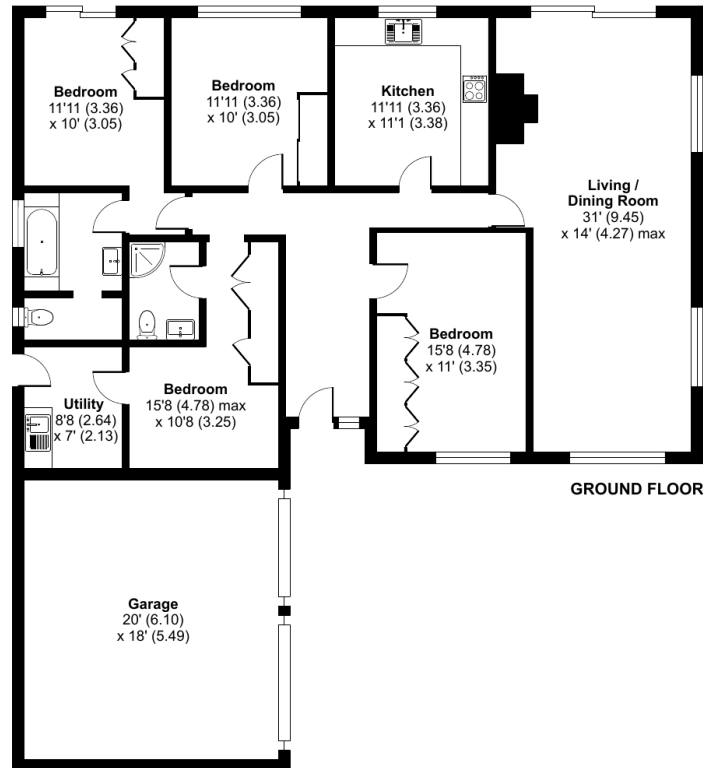
Dry Hill, Crockerton, Warminster, BA12

Approximate Area = 1481 sq ft / 137.5 sq m

Garage = 363 sq ft / 33.7 sq m

Total = 1844 sq ft / 171.3 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). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1117273

WARMINSTER OFFICE

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