

Crockerton

Warminster, BA12 8AU

COOPER
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TANNER



£529,950 Freehold

A recently updated four bedroom detached family home set within the popular village of Crockerton. The property retains its character and charm throughout and benefits from off road parking, a single garage and mature gardens. No onward chain.

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£529,950 Freehold

DESCRIPTION

A well presented and recently updated four bedroom detached family home located in the sought after and popular rural village of Crockerton, just a short drive from the market town of Warminster. The property benefits from a single garage, off road parking area and good sized mature gardens to the rear. In brief the accommodation comprises a dual aspect sitting room with flagstone flooring and a feature fireplace housing a wood burning stove, a new turning staircase rises to the first floor, newly fitted kitchen with a range of wall and base units with some integrated appliances, door to the parking area and the dining area has French doors leading out onto the courtyard. To the first floor there are four bedrooms and a family bathroom. Internal viewing comes highly recommended and the property is being sold with no onward chain.

OUTSIDE

To the front of the property there is off road parking for two vehicles which leads to the single garage. The rear gardens are accessed from the dining area with French doors leading onto the paved courtyard area, ideal for al-fresco dining. There is a feature pond and flowerbed with a pedestrian gate leading onto the road. From here steps up lead to the lawned gardens which are encompassed by hedging with a wide variety of mature flowerbeds and borders housing a selection of trees,

plants and shrubs. There is a wooden treehouse and potting shed within the garden

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.

COUNCIL TAX BAND

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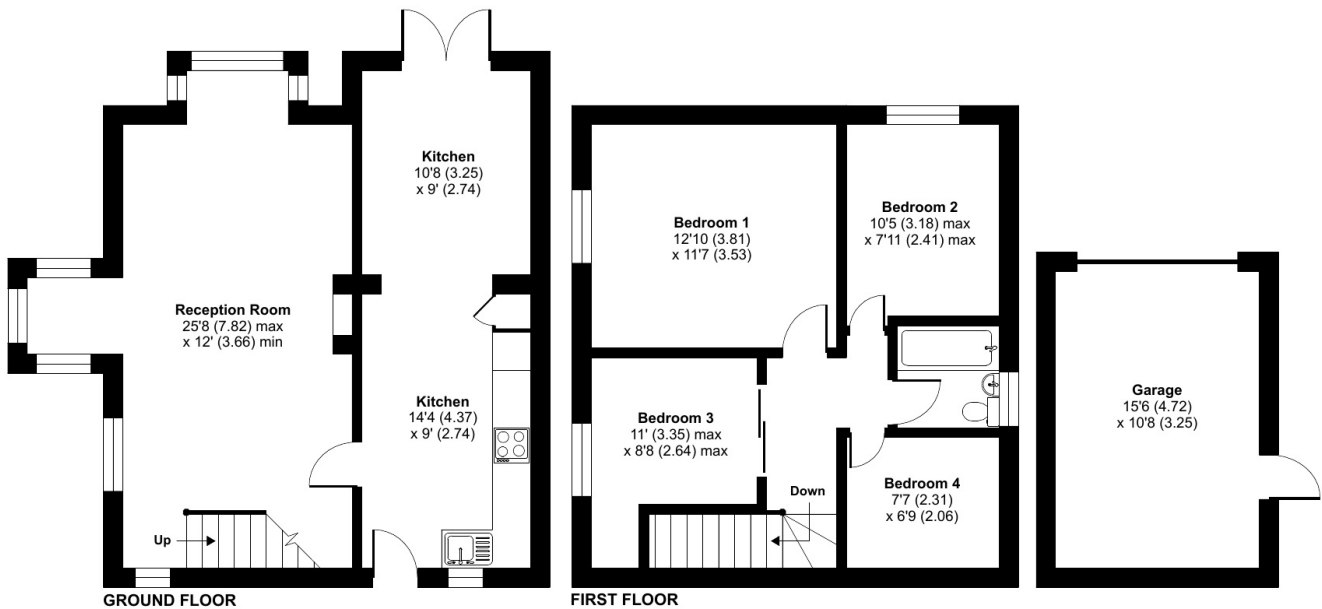
Crockerton, Warminster, BA12

Approximate Area = 1048 sq ft / 97.4 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1213 sq ft / 112.7 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 2023. Produced for Cooper and Tanner. REF: 1000827

WARMINSTER OFFICE

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