



Redwood House, Potters Hill, Crockerton, **Offers in the region of - £1,925,000**
Warminster, Wiltshire, BA12 8AD

**COOPER
AND
TANNER**



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

 5  3  4 EPC B

Offers in the region of - £1,925,000 Freehold

Description – (Approx 4100 sq ft)

An outstanding and impressive recently constructed detached five-bedroom, four-bathroom contemporary family residence.

This individually designed home sits in an exclusive, elevated and peaceful position in the desirable village of Crockerton. The home has stunning far reaching woodland views across the neighbouring countryside and beyond. This outstanding property is accessed via automated cedar wood and part metal gates which open over a resin laid driveway with cobble set edging. The driveway leads to the parking area and detached double garage.

This substantial residence offers approx.4100 sq feet of carefully planned and arranged family accommodation. The vast amount of glazing takes full advantage of the natural light and fantastic woodland views.

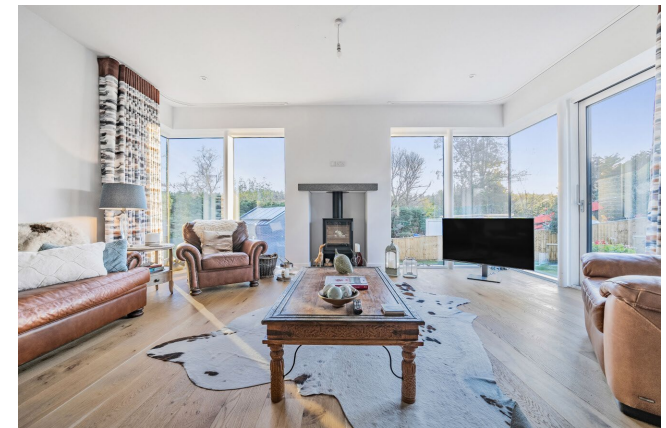
The external finish covering consists of zinc anthracite cladding and heat-treated brimstone ash wood. The accommodation in brief comprises an impressive galleried entrance hall with a curved oak feature wall, porcelain floor tiles, glass balustrade staircase, WC, laundry / boot room, plant room, spacious study and a drawing room with a wood burner stove and oak flooring.

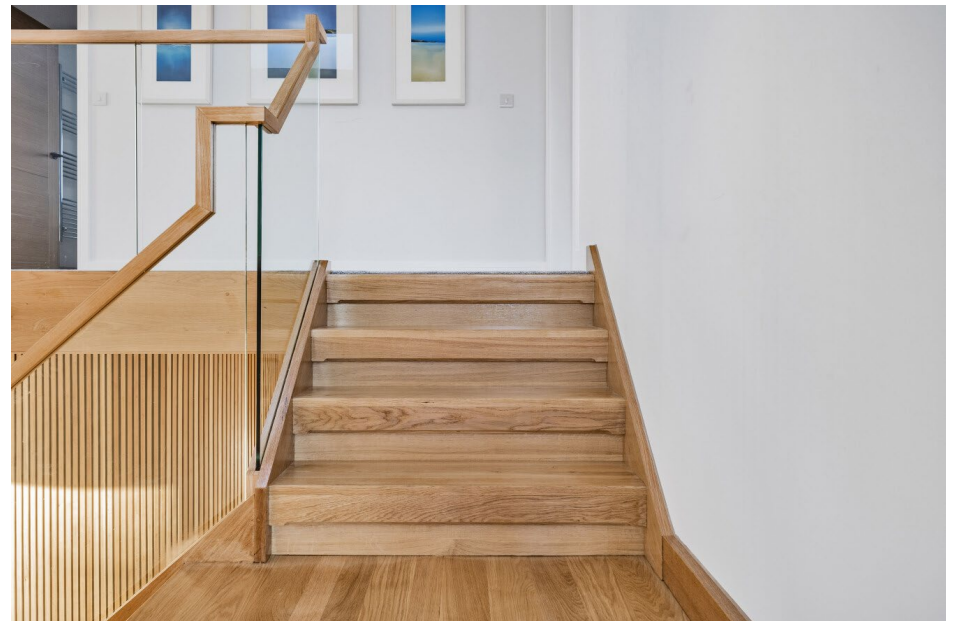
The state-of-the-art bespoke kitchen has a wide range of units, an island and mood under lighting, pantry and a dining and family area.

The first floor has a large landing with expansive windows and roof lights and oak doors giving access to the five principal bedrooms. The principal bedroom has a dressing room and ensuite shower room and features a balcony and stunning south facing terrace which is screened by glass balustrading and has superb far-reaching views over the paddock, woodland and countryside beyond. There are two further en-suites and a luxury family bathroom.

Outside you will find automated gated access to a driveway that leads to the parking area and double detached garage. Carefully landscaped grounds incorporate lawn, large, paved seating areas, steps and planted beds. The grounds are screened by hedging and mature trees.

(VIEWING 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, the welcoming Bath Arms pub, Shearwater Lake and sailing club and a garden centre.

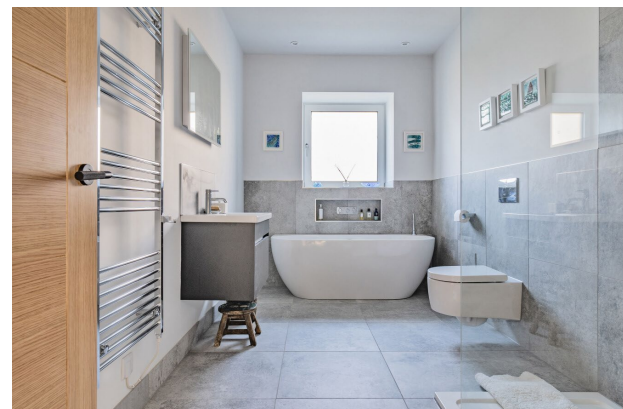
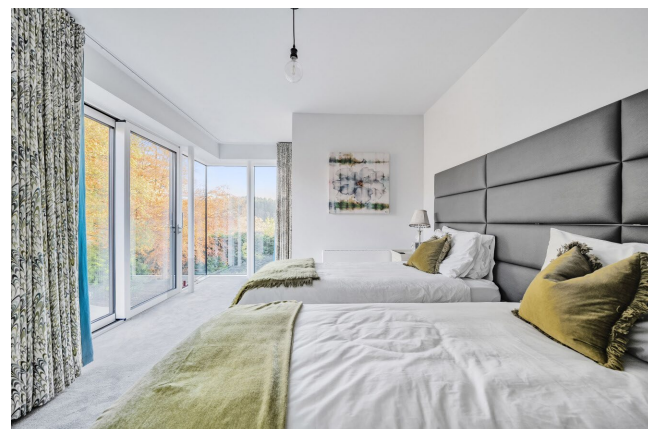
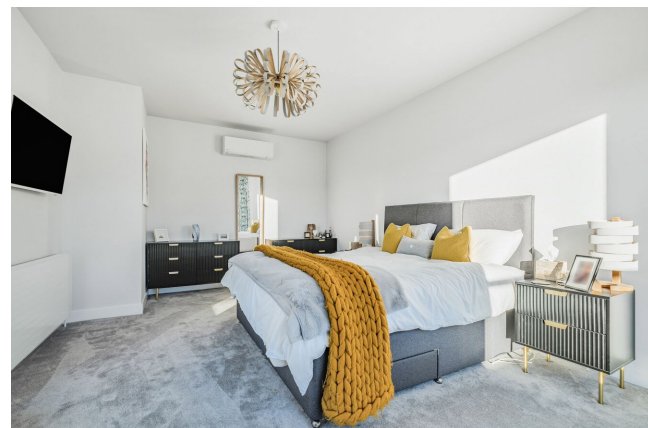
The town of Warminster offers a wide range of cafes and shopping and leisure facilities to include library, theatre, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, vets, hospital and post office.

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 / Salisbury / Westbury / Paddington / Reading. Junction 18 / M4 is 18 miles (29km) away.

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 is 30 miles (48 km) west, Bath and Salisbury are about 20 miles away and 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

