

Sutton End, Crockerton

Warminster, BA12 8BG

COOPER
AND
TANNER



£575,000 Freehold

A delightful and tastefully renovated three bedroom cottage with a wealth of period features that have been fused with stylish modern comforts and fittings. The property enjoys a pleasing village location in Crockerton. The home has exclusive gated access and established grounds. Viewing highly advised.

Sutton End, Crockerton Warminster BA12 8BG

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£575,000 Freehold

DESCRIPTION

We are delighted to offer this beautiful and tastefully renovated cottage. This stunning home has a wealth of period features, along with a many stylish modern comforts and fittings. The property enjoys a pleasing village location in Crockerton and has electric gated access to the driveway and established grounds. The accommodation comprises a glass atrium entrance hall with tiled flooring and stone wall, lounge with inglenook fireplace, dining room, kitchen / breakfast room with exposed vaulted beams and stylish fittings and appliances, utility room and double shower room, landing, three bedrooms, family bathroom. We strongly urge the importance of viewing this wonderful family residence.

OUTSIDE

A gravel drive with electric gated access leads to the parking and driveway. There is space subject to planning to site a detached garage. The grounds are very well established with trees and bushes offering a high degree of privacy. At the side of the home is paved area for seating.

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 bridle 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.

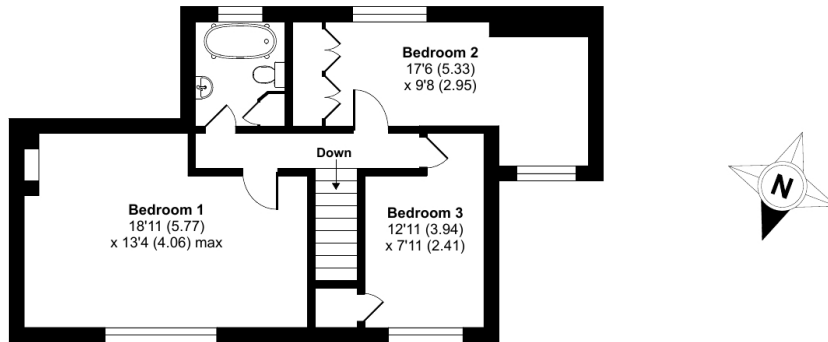




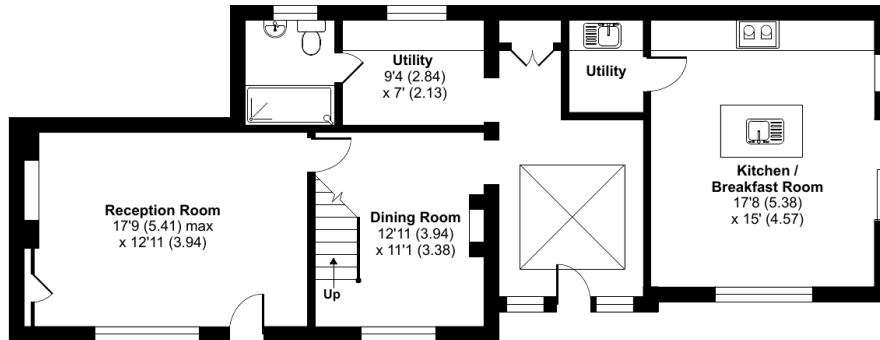
Orchard Cottage, Sutton End, Crockerton, Warminster, BA12

Approximate Area = 1607 sq ft / 149.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1018647

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