



124 Shearcorss, Crockerton,
Warminster, Wiltshire, BA12 8AH

Guide Price - £695,950

COOPER
AND
TANNER



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Guide Price - £695,950 - Freehold

Description – (Approx 1155 sq ft)

An outstanding detached period residence that is in the highly desirable village of Crockerton which lies adjacent to Longleat Estate.

This charming three-bedroom home has had numerous improvements carried out by the present seller who have owned the home for the past 17 years. Outside a drive offers parking and access to the double garage. The extensive grounds extend to approx. 0.58 acres and backs onto Woodland walks. This deceptive cottage provides spacious living for a family or couple looking for a county cottage.

Accommodation – A large entrance hall has a staircase to the first floor and tiled flooring and wood burner stove, a sitting room has feature ceiling beams and a wood burner stove, dining room with widow to rear, kitchen having a range of wall and base units with space for cooker with fan over, recessed shelving and corner storage cupboard. On the first floor and landing gives access to the three bedrooms, master en-suite and family bathroom.

Outside - At the front a sloping block paved drive offers parking and gives access to the double garage. The front garden is lawned with hedging offering a privacy. At the side is a paved patio area ideal for BBQ and alfresco dining. The main rear garden is laid mainly to lawn and offering views from the top over the village and beyond.

Parking / Garage - A Private block paved drive provides parking and access to the double garage with two up and over doors, power and light along with rear access door. Access to storage area via ladder.

Viewing – By appointment only









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.

The historic market town of Warminster on the western edge of Sailsbury 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, 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: F

Heating: Central heating to radiators LPG

Services: Private Drain, Main Electricity and Water

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

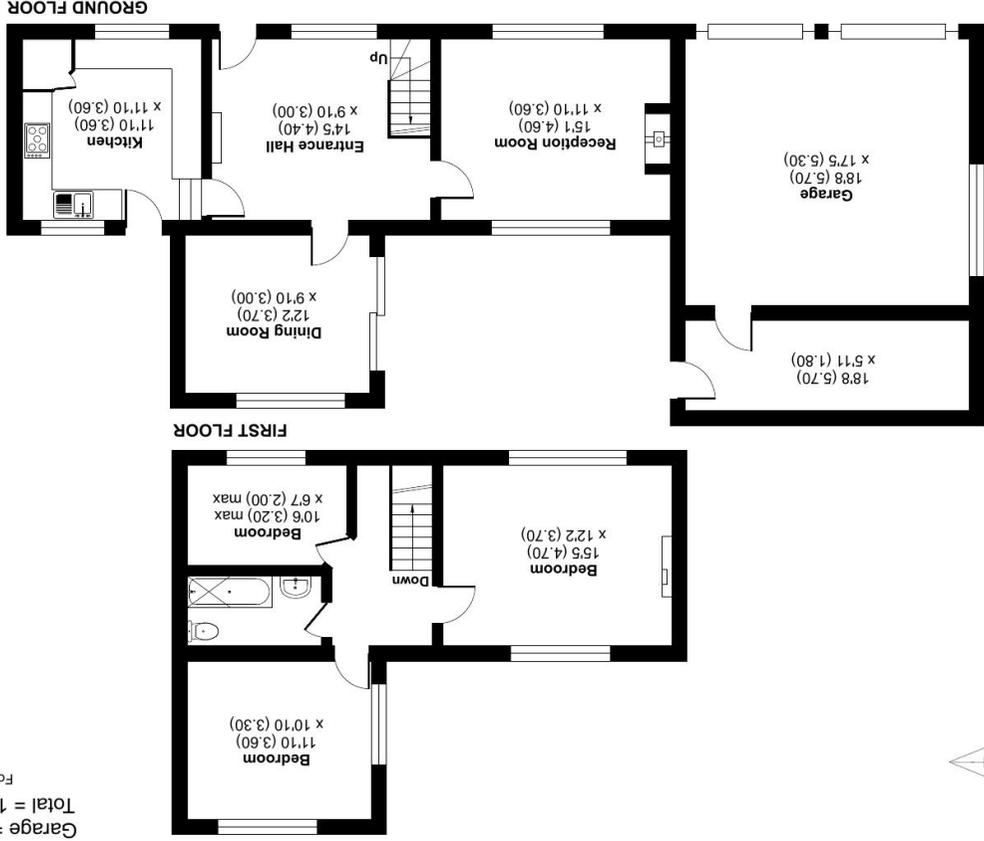
Shearcross, Warmminster, BA12

Approximate Area = 1155 sq ft / 107.3 sq m

Garage = 454 sq ft / 42.2 sq m

Total = 1609 sq ft / 149.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Cooper and Tanner. REF: 1282599

WARMINSTER OFFICE
 telephone 01985 215579
 48/50 Market Place, Warmminster BA12 9AN
warmminster@coopertanner.co.uk

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