

Willowcroft, 49 Potters Hill
Crockerton



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3,758 sq ft (349 sq m) | Freehold
3 reception rooms | 4 bedrooms | 3 bathrooms
Garage | Outbuildings | Garden and paddock | About 1.73 acres
Village location

Guide price £1,750,000

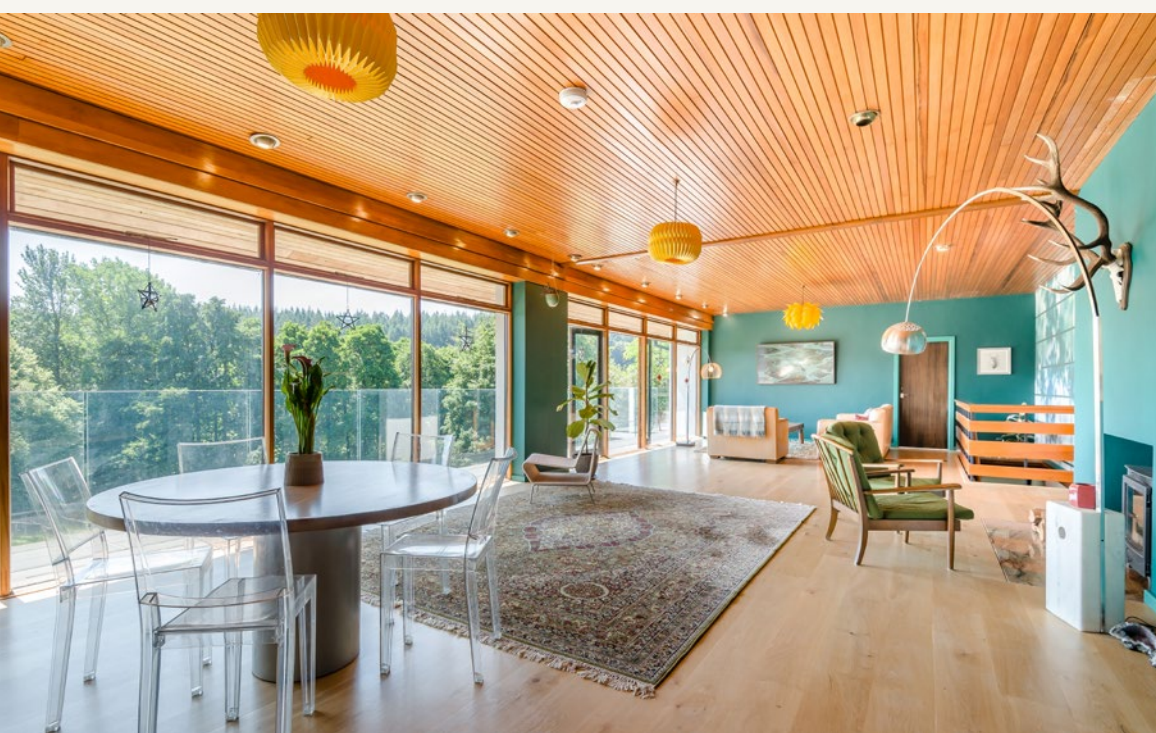


An impressive contemporary residence offering beautifully styled accommodation, extensive gardens and grounds, and a peaceful setting within a sought-after village in the Cranborne Chase and West Wiltshire Downs National Landscape.

Willowcroft is set down a secluded road and hidden from view, offering a rare blend of character, versatility and self-sufficiency. This genuine 'one-off' contemporary family house showcases sleek, modern styling throughout the living accommodation. Originally built in the 70's, the property has recently undergone major remodelling and renovation work to bring the property up to and beyond modern standards. Arranged over two levels, much of the living space enjoys full-height glazing with doors opening onto balconies and terraces overlooking the magnificent rolling grounds.

As you step through the front door, you're welcomed by a bespoke, floor-to-ceiling boot room, complete with a fitted tongue-and-groove bench. Beyond lies a large hallway with beautiful tiled flooring. To the left a door opens to a guest bathroom with a quiet view over the side garden.

Once you enter the living room you are presented with panoramic views of over the private paddock and woodland, with double doors opening onto a balcony. Flexible by design, this room can be configured to suit modern living. On winter evenings a wood-burning stove, fuelled by logs from the surrounding woodland, adds a further layer of warmth, alongside air source underfloor heating throughout the entire house. To the right, an open-plan Scavolini kitchen sits opposite an electric Rangemaster, ideal for entertaining, with an extra dining area beyond. To the back of the kitchen is a floor-to-ceiling pantry. Continuing through this floor, a second door reveals a striking entertaining space / art studio / yoga room complete with revolving disco ball and feature lighting, with sliding doors opening onto a further larger balcony over the land. The space is perfectly set up for home/office use and has a butler sink with kitchen units, a toilet, and a hidden door.



Downstairs, four large double bedrooms await, three with double windows framing the land beyond. A generous family bathroom features a walk-in shower and a separate cast-iron Hurlingham bath, while a further bedroom benefits from a large en-suite with a walk-in shower and a freestanding natural stone bath from Burlington Arcade's Albany collection. Both the family bathroom and en-suite have porcelain floor tiles. A door from the hallway leads to a beautifully tiled Bert and May garden room, where large sliding doors open onto the patio. A second Scavolini kitchen is ready for outdoor entertaining. To the rear, a shower room and separate plant / utility room complete the space.

Outside, a generous wraparound patio offers further space for al fresco dining. Two substantial sheds sit to the right side, one for potting, the other built as a stable, beyond which raised beds await your home-grown vegetables. Electricity and outdoor water taps are also fitted. A further storage space sits to the side of the house. Wandering through the garden, a private paddock opens up, with a meandering track leading to a second sturdy outbuilding with its own electricity and water. Once a sheep shed, this still retains many original features, and now has planning





permission for a two-bedroom dwelling for ancillary purposes (planning reference PL/2024/11089). Beyond lies an enchanting dell and private wood with its own well, pond and brook. A metal gate to the side opens onto a quiet lane for field access.

A large double garage has a door at the back leading into a store room. Photovoltaic panels on the roof feed directly into the National Grid (on the original tariff) complete the property.

Location

The property lies in the picturesque village of Crockerton, set within the Cranborne Chase and West Wiltshire Downs National Landscape, two miles south of Warminster and directly adjacent to the celebrated Longleat Estate. The village has a well-regarded pub and restaurant in the Bath Arms, a Church of England primary school, and access to an extensive network of footpaths and bridleways through the Longleat woodland, with Shearwater Lake a short walk away. The market town of Warminster, two miles to the north, provides a good range of shops, supermarkets including Waitrose, restaurants and leisure facilities. Independent schooling is well provided for, with Warminster School in the town and a choice of prestigious schools in Bath. Warminster station offers rail services to London Waterloo, while Westbury station provides direct services to London Paddington. The A303 is approximately six miles to the south, providing convenient road access towards London and the West Country.

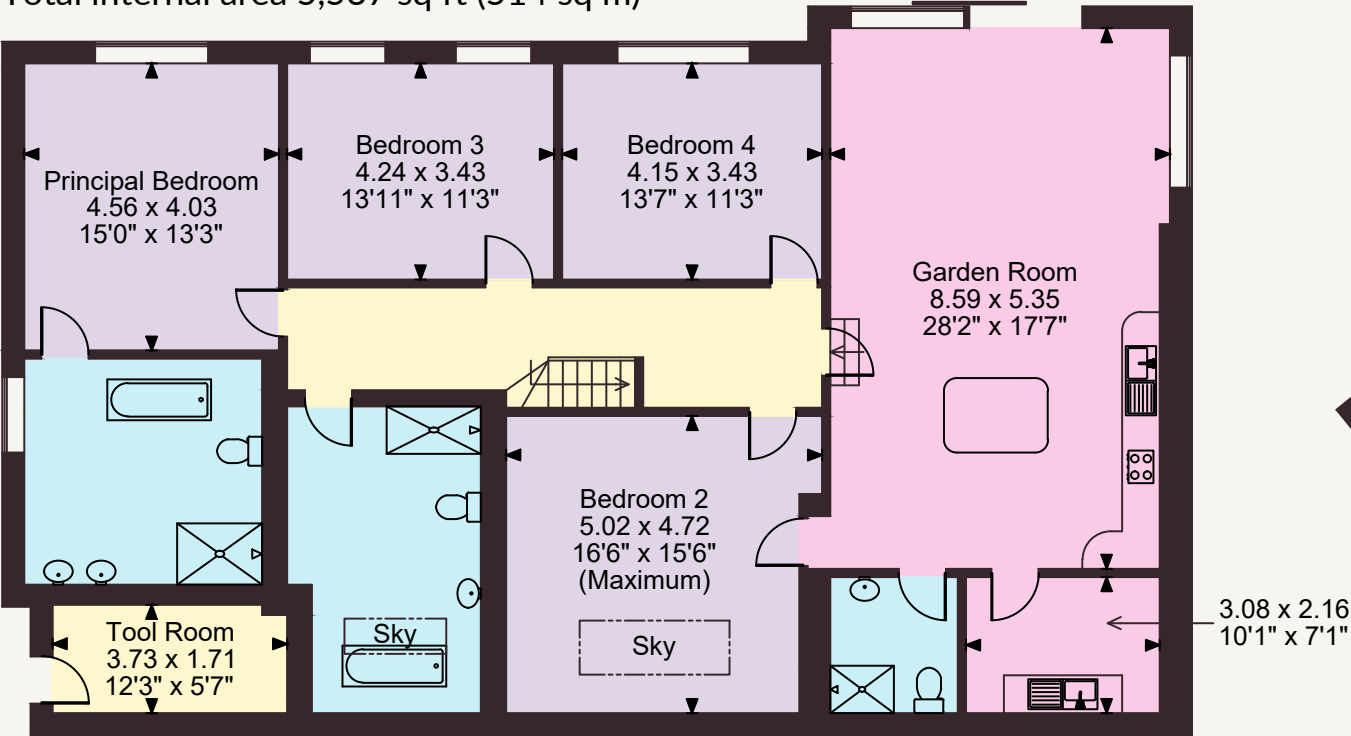
Postcode region: BA12

General

Local authority: Wiltshire Council
Services: Mains electricity and water. Air source heat pump.
Private drainage which we understand is compliant with current regulations
Council Tax: Band G
EPC rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority



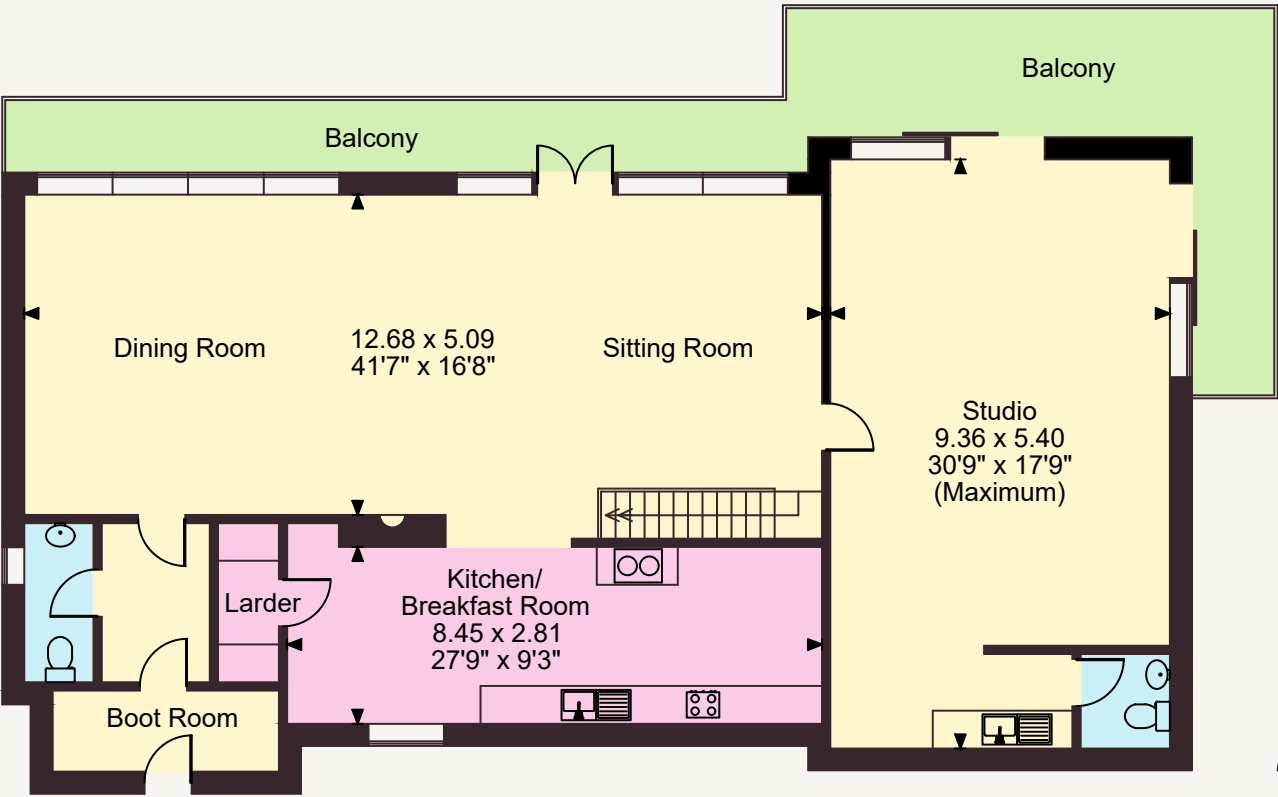
Willowcroft Potters Hill, Crockerton
Main House internal area 3,758 sq ft (349 sq m)
Garage internal area 676 sq ft (63 sq m)
Sheds & Alpaca Barn internal area 1,103 sq ft (103 sq m)
Total internal area 5,537 sq ft (514 sq m)



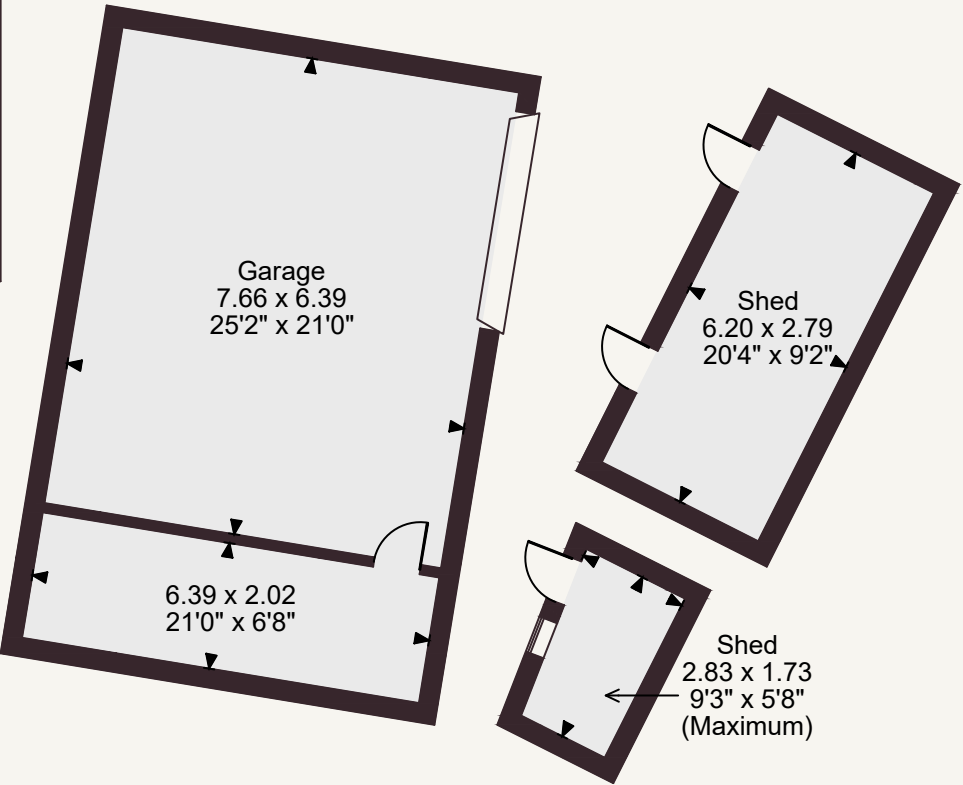
Ground Floor



Alpaca Barn



First Floor



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Particulars prepared July 2026

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