



The Brac

Potters Hill, Crockerton, Longbridge Deverill, Wiltshire



BNP PARIBAS GROUP

A fantastic, brand new contemporary family house with separate studio/annexe in delightful countryside setting.

A substantial, new and contemporary designed house offering 3,476 sq ft of living space, plus the detached garaging and studio above of about 1,227 sq ft, all set in landscaped gardens.



2 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



EDGE OF VILLAGE



4,703 SQ FT IN TOTAL



GUIDE PRICE £1,799,000



The property

The Brac is a substantial, newly constructed contemporary styled house set in carefully designed landscaped gardens with lovely views over woodlands to both front and rear. The property has been designed and completed to a high standard with great attention afforded to ensuring that each room is light filled to its full potential and views from all rooms can be enjoyed over the grounds. This carefully crafted, individually designed family home enjoys an elevated position and is approached over a stunning resin-bound driveway, which also leads to the detached garage with a fabulous studio/annexe above. The house has been constructed using a mix of traditional materials, complemented by more natural metals and woods such as anthracite zinc cladding and high pressure treated Brimstone Ash fascias. Offering approximately 3,476 sq. ft. of carefully planned living space, this property maximises natural light with large windows and breath-taking views. The exterior combines anthracite zinc cladding and heat-treated sold wood brimstone ash fascias.

On entering the house, one is immediately taken with the high ceilings and an oak and glass central staircase that rises to the part galleried landing. Unquestionably, the kitchen/dining/family room is a spectacular living space and represents the hub of the house. Fitted at one end, is a contemporary styled range of fitted wall, base and draw units complemented by solid Corian worktops. There is an impressive central island with induction hob and inverse draw extractor system. Large sliding doors open out to the same level terracing making this a perfect environment to entertain during the summer months.

On reaching the first floor, again one is struck by the large feature windows that draw in so much light to the different spaces. There are five double bedrooms, three of which boast en suites, whilst an additional family bath/shower room adds to the bathroom facilities. All suites have been beautifully fitted with quality sanitary ware throughout.







Outside

The Brac is approached via an automated sliding gate and over a stunning resin driveway. To one side stands an oversized double garage with internal workshop area to the rear. An internal staircase rises to the bright and spacious studio/annexe which has a small range of kitchen units one end and a large cloakroom to the other. The carefully landscaped gardens wrap around the house and eastern side, a large herbaceous border with numerous pleached trees running along the fence line provide a high degree of seclusion. Immediately to the rear and far side of the house lies an extensive porcelain stone tiled terrace which creates the perfect environment of outside entertaining. Lawns extend away from the house and are flanked by gently sloping banks planted with an abundance of wild flowers. There is a further area of level lawn above, perfect for children wishing to kick around a ball of some sort!

Location

The Brac is located on the edge of the sought after village of Crockerton situated about a mile south of

Warminster. The village has an excellent pub, Garden centre and Shearwater Lake whilst nearby Longbridge Deverill has a pub, garage with store and church. Warminster provides a good range of everyday facilities whilst the historic cities of Salisbury and Bath are both within twenty three miles and offer a wide range of cultural, attractions, restaurants, supermarkets, cinemas, theatres and weekly markets. The Upper Wylye Valley (also known as the Deverill Valley) feeds into the Wylye Valley and is renowned as an area of rolling hills and beautiful countryside, yet still within commutable distance of Bath, Salisbury, Frome and Shaftesbury. The village sits on the southwest Wiltshire/Dorset border and is conveniently located just 5 miles from the A303, which provides access to the M3 and London. The coast and the West Country can be assessed by road via the A350 and also by rail at Tisbury with direct trains to London from 1 hour 46 minutes. The local area is renowned for its schools, both private and state. There are well-regarded primary schools in Crockerton and Sutton Veny and a secondary school in Warminster. Additionally, the area has several prep and private

Distances

- Warminster town centre 1.8 miles
- A303 7 miles
- Frome 7.4 miles
- Tisbury 11.9 miles
- Salisbury 20 miles
- Bath 21 miles
- Bristol Airport 37 miles

Nearby Stations

- Warminster
- Tisbury
- Salisbury

Key Locations

- Longleat
- Stonehenge
- Salisbury Cathedral

Nearby Schools

- Crockerton Primary School
- Sutton Veny Primary School
- Warminster
- Dauntseys
- Marlborough
- Port Regis
- St Mary's Calne
- Bryanston
- Godolphin
- Salisbury Cathedral School
- Chaffyn Grove







Floorplans

House internal area 3,476 sq ft (323 sq m)

Garage building internal area 1,227 sq ft (114 sq m)

For identification purposes only.

Directions

BA12 8AD

what3words: ///collision.freedom.incorrect

General

Local Authority: Wiltshire County Council

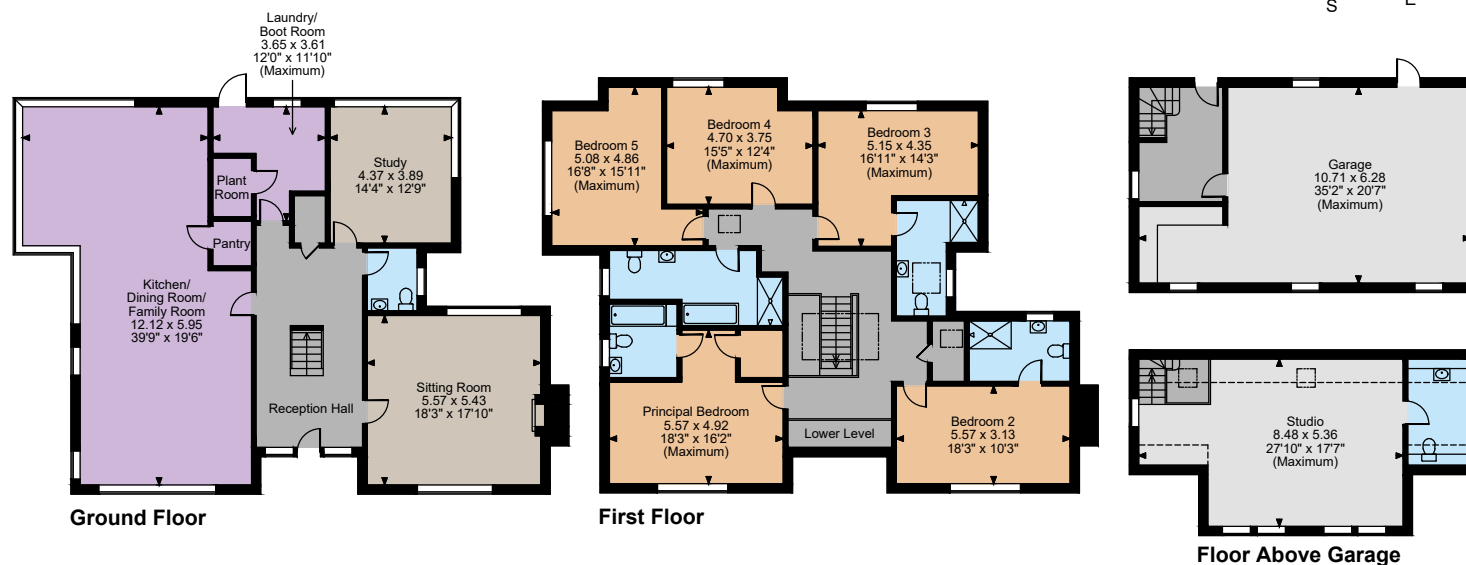
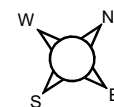
Services: Mains electricity and water, private drainage, Solar PV panels.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: TBC

EPC Rating: B

Agents Note: Some of the images are CGI



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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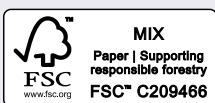
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