



Woodlands

Sutton End, Crockerton, Warminster, Wiltshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A pretty period house with picturesque gardens and adjoining paddock, in all about 4.66 acres

A characterful Grade II listed end of terrace period home with charming traditional styling and original features. Woodlands is located in the village of Crockerton on the edge of the Cranborne Chase National Landscape and just a mile from the centre of bustling Warminster.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE



4.66 ACRES



FREEHOLD



RURAL



1,873 SQ FT



**GUIDE PRICE
£600,000**



The property

Woodlands provides more than 1,850 sq ft of accommodation arranged over two floors. The property retains much of its original character, with some sash windows and fireplaces, while outside there are pretty gardens, a large workshop and garage and an adjoining ringfenced paddock with large agricultural barn, which has its own road side access. For those with an equestrian interest or seeking land for keeping livestock, the paddock is a perfect set up for such hobbies.

The main formal reception room is the 25ft sitting room, which sits at the front of the ground floor and benefits from a dual aspect with windows to the front and side welcoming plenty of natural light. The focal point of the room is the ornately decorated open fireplace, which is fitted with a woodburning stove, while there is space for both a seating area and a library or study area. Towards the rear of the ground floor, the dining room has space for a family dining table and also features an original fireplace, fitted with a stove, while at the rear there is a well-equipped

kitchen with modern shaker-style units, integrated appliances by Neff and an antique, enamelled, cast-iron range. Adjoining the kitchen, the sunny conservatory has French doors opening to the central courtyard garden at one side and windows overlooking the rear gardens and the paddock to the other.

Upstairs there are four bedrooms, including the principal bedroom at the rear, with its fitted wardrobes. Two of the first-floor bedrooms have their own washbasin, while the first floor also has a family bathroom with an over-bath shower. An additional shower room can be found on the ground level.







Outside

At the front of the property, a wrought-iron gate opens to a pathway leading to the entrance, while the garden is enclosed by matching iron fencing and features border hedging and a well-stocked bed planted with a variety of flowering perennials. From the road, there is a driveway area shared by the neighbouring property, each property having space for 2 cars. Access is also afforded to the 46ft detached garage and workshop. Pretty gardens lie to the side of garage and flank the field and further gardens lie immediately to the side of the house with gated access into the field.

There is a small central courtyard providing space for al fresco dining and a summer house.

Beyond the garden there is a large pasture field providing grazing, with vehicular access from the road. The field also houses a large detached barn for storage or livestock.

Location

The property is located in the attractive village of Crockerton, on the edge of the Longleat Estate and surrounded by the rolling countryside of the Wylde Valley. The village has an active community and benefits from a Church of England primary school, the popular Bath Arms public house and a garden centre with café, while nearby Shearwater Lake provides scenic woodland walks, sailing and fishing opportunities. The market town of Warminster offers a wide range of everyday amenities including supermarkets, independent shops, restaurants and leisure facilities, together with schooling and healthcare services. Communication links are excellent, with a mainline railway station at Warminster providing services to London Waterloo, while the nearby A350, A36 and A303 provide convenient road access to Bath, Salisbury and the wider motorway network.



Distances

- Warminster 1.3 miles
- Westbury 5.5 miles
- Frome 7.4 miles
- Mere 8.6 miles
- Shaftesbury 13.9 miles

Nearby Stations

- Warminster
- Westbury

Key Locations

- Stourhead House and Gardens
- Old Wardour Castle
- Longleat House and Safari Park
- Gold Hill Museum and Garden
- Warminster Lake Pleasure Grounds
- Nunney Castle

Nearby Schools

- Crockerton C of E Primary School
- Kingdown School
- Warminster School
- Springmead School
- Roundstone Preparatory School
- Emmaus School
- Dauntsey's School
- Stonar School
- King's School Bruton
- Marlborough College







Woodlands

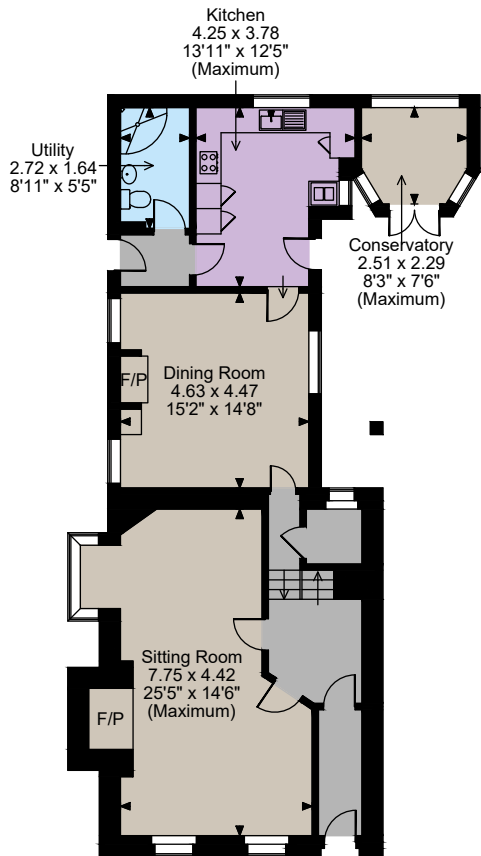
Total Area - 1.88 ha / 4.66 ac

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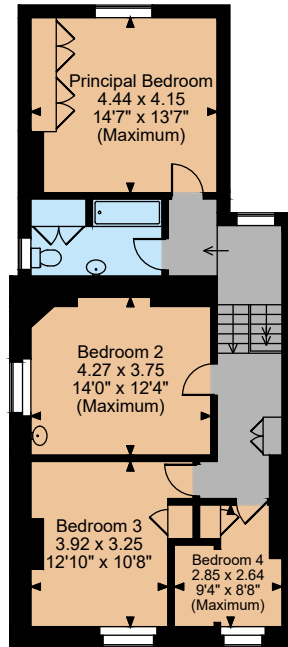
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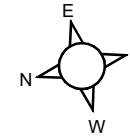
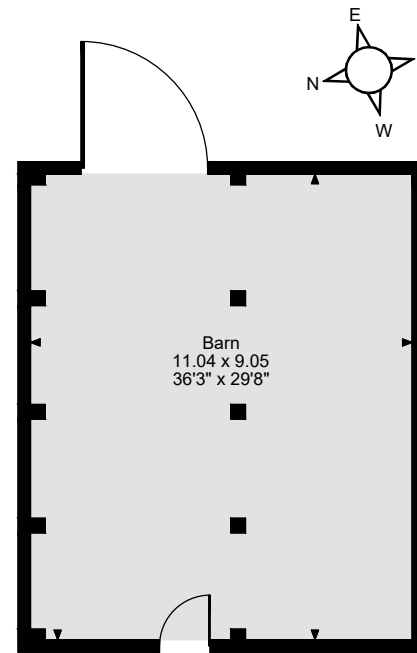
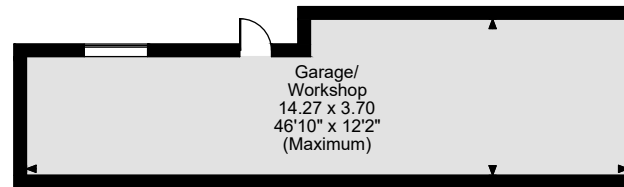




Ground Floor



First Floor



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

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Floorplans

Main House internal area 1,873 sq ft (174 sq m)
Garage/Workshop internal area 504 sq ft (47 sq m)
Barn internal area 1,075 sq ft (100 sq m)
Total internal area 3,452 sq ft (321 sq m)
For identification purposes only.

Directions

BA12 8BH

what3words: ///outermost.munch.pinks - brings you to the property

General

Local Authority: Wiltshire Council

Services: Mains water, electricity and drainage. Oil fired central heating

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

Council Tax: Band E

EPC Rating: E

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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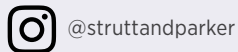
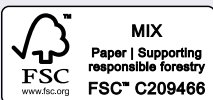
Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

01722 344010

salisbury@struttandparker.com

struttandparker.com



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