




Redwood House

Crockerton, by Longleat Estate, Nr Bath





Contemporary luxury living with stunning countryside views in Crockerton.

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Summary of accommodation

Main House

Ground Floor: Entrance Hall | Kitchen/Dining Room | Pantry | Drawing Room | Study | Utility Room | WC | Store
First Floor: Principal Bedroom Suite with Balcony Terrace | 2 Bedroom En Suites | 2 Further Bedrooms | Family Bathroom


Gardens and Grounds


Large Lawned Garden | Paved Terrace Dining Area | Double Garage


Situation

(Distances and times are approximate)

This property is located in the highly sought-after village of Crockerton, adjacent to the Longleat Estate, offering fantastic out-riding opportunities with numerous bridle paths (permit available from Longleat).

 Crockerton is a charming village with a strong community, featuring a primary school, the Bath Arms pub, Shearwater Lake and Sailing Club, and a garden centre. The nearby town of Warminster offers a wide range of amenities, including cafes, shopping, a library, theatre, sports centre, swimming pool, independent and state schools, medical services, and a hospital.

 Warminster benefits from excellent transport links, with a mainline railway station providing services to London Waterloo, Bath, Bristol, Salisbury, and other destinations.

 The A303 connects to London and Exeter, while the A361 links to Swindon and Barnstaple. Bristol Airport is 30 miles away, and both Bath and Salisbury are approximately 20 miles from the property. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead, and Salisbury Plain.



The Property

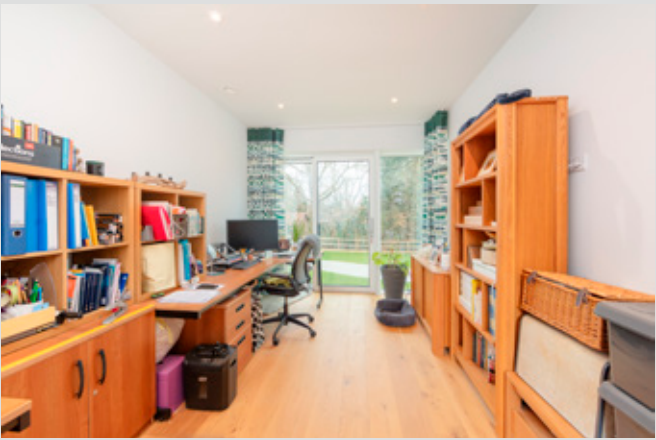
A stunning, newly built five-bedroom, four-bathroom detached family home in the sought-after village of Crockerton. This individually designed residence enjoys an elevated, peaceful position with spectacular views over woodlands and the surrounding countryside.

Accessed via automated cedar wood and metal gates, the home is set on a resin-bound driveway leading to ample parking and a detached double garage. Offering approximately 4,100 sq. ft. of carefully planned living space, this property maximises natural light with large windows and breathtaking views.

The exterior combines anthracite zinc cladding and heat-treated brimstone ash wood. Inside, the impressive galleried entrance hall features a curved oak wall, porcelain tiles, a glass balustrade staircase, WC, laundry/boot room, plant room, spacious study, and a drawing room with a wood burner and oak flooring.

The state-of-the-art kitchen includes bespoke units, an island, mood lighting, a pantry, and a dining/family area. The first floor features a large landing with expansive windows, leading to five spacious bedrooms. The principal bedroom boasts a dressing room, en-suite shower room, and a private balcony with stunning views over the paddock, woodlands, and countryside. Two additional en-suite bedrooms, two further double bedrooms, and a luxury family bathroom complete the floor.











FLOORPLAN

Approximate Gross Internal Floor Area
Main House = 346 sq m / 3,724 sq ft
Garage = 33 sq m / 355 sq ft
Total Area = 379 sq m / 4,079 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Gardens and Grounds

The landscaped grounds include lawns, paved seating areas, steps, and planted beds, all surrounded by hedging and mature trees. Automated gates provide access to the property, offering privacy and security.

Property Information

Tenure: We are advised the property is Freehold.

Services: We are advised that mains water and electricity are connected to the property. Air source heat pumps and solar panels are installed. Septic tank drainage.

Local Authority: Wiltshire Council

Council Tax: Band H

EPC: B

Guide Price: £1,875,000

Postcode: BA2 6AS

What3Words: believer.appeal.stupidly

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Bath
4 Wood Street, Queen Square
Bath
BA1 2JQ

Charlie Taylor
01225 325 997
charlie.taylor@knightfrank.com

knightfrank.co.uk

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2025. Photographs and videos dated March 2025.

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