

DAVIS & LATCHAM ESTATE AGENTS

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- A Spacious Individual Home which enjoys a peaceful setting**
- In need of updating
 - Cloakroom, Study, Spacious South-facing Sitting Room
 - Bedroom 4, Sizeable Conservatory
 - Open-Plan Kitchen/Dining Room, Utility Room
 - Spacious Bathroom & 3 Double Bedrooms - 1 with En-Suite
 - Car Port & Garage
 - Large Well Stocked Private Gardens
 - Oil-fired Central Heating to radiators
 - Double Glazing



**Pinetops, 1 Orchard Way, Crockerton, Warminster,
Wiltshire, BA12 8AQ**

£630,000



Although in need of updating this is an extremely rare opportunity to acquire a Spacious Individual Home which enjoys a peaceful setting in this popular Village. Entrance Hall, Cloakroom, Study, Spacious South-facing Sitting Room with vaulted ceiling, Bedroom 4, Sizeable Conservatory, Open-Plan Kitchen/Dining Room, Utility Room, First Floor Landing, Spacious Bathroom & 3 Double Bedrooms - 1 with En-Suite Shower, Car Port & Garage, Large Well Stocked Private Gardens, Oil-fired Central Heating to radiators & Double Glazing.

Accommodation

THE PROPERTY is an individual detached chalet-style bungalow built in the 1960's which has pleasing reconstructed stone and rendered elevations under a tiled roof and benefits from Upvc sealed unit double glazing together with Oil-fired central heating to radiators. Although offering scope for some updating this is a rare opportunity to acquire a light and airy home in a peaceful setting equally suited for retirement or family occupation. Properties of this nature are seldom available in Crockerton hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Pinetops occupies a generous corner plot in a small close of just 4 properties in this most popular of villages, enjoying a peaceful setting which will appeal to country-lovers and ramblers alike. Crockerton is located on the edge of the Longleat Estate, the ancestral home of the Marquess of Bath and the Thynne family, with its miles of unspoilt country walks and extensive woodland. Closeby is the beautiful Shearwater Lake popular for angling and sailing, whilst the highly regarded village Primary School, rated Good by Ofsted, is just minutes away on foot. Warminster 2 miles to the North has good schooling and a bustling town centre with excellent shopping facilities - 3 supermarkets including a Waitrose store, and a host of independent shops, cafes and eateries together with a wide range of other amenities which include a theatre & library, hospital & clinics, a beautiful town park and railway station. Rail users enjoy regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other main centres in the area include Frome, Trowbridge, Westbury, Bath and Salisbury are all within a comfortable driving distance, as are the various Salisbury Plain military bases whilst the A36, A350 and A303 trunk routes provide swift road access throughout the West Country and further afield to London via the A303/M3. Southampton, Bournemouth and Bristol airports are all just over an hour by road.

ACCOMMODATION

Porch having double glazed front door opening into:
Entrance Hall having radiator and cloaks cupboard.
Cloakroom having White suite comprising low level W.C., and corner vanity hand basin.
Study 8' 9" x 8' 4" (2.66m x 2.54m) having radiator and telephone/broadband point.
Bedroom Four 8' 9" x 7' 9" (2.66m x 2.36m) having radiator. (These two rooms could be combined to create one larger Bedroom.

Spacious Sitting Room 21' 2" x 12' 7" (6.45m x 3.83m) a light and airy room overlooking the Front Garden and featuring a vaulted ceiling with exposed structural timberwork and a reconstructed stone fireplace housing a multi-fuel stove creating a focal point, 2 radiators, T.V. aerial point, wall light points, spotlighting, bookshelving and open tread staircase leading to First Floor.

From the Sitting Room a double width folding door leads into:

Kitchen/Dining Room 21' 2" overall x 10' 5" (6.45m x 3.17m) comprising Kitchen Area having postformed worksurfaces with inset 1½ bowl sink, drawer and cupboard space, complementary tiling, matching overhead cupboards, built-in Electric Oven & Grill, Ceramic Hob with Filter Hood above, breakfast table and bench, radiator, cupboard concealing Oil-fired Grant boiler supplying central heating and domestic hot water and dishwasher plumbing.

Leading from the Kitchen is the Dining Area having radiator, ample space for dining table & chairs, display shelving and sliding double door into double glazed Conservatory.

Large Double Glazed Conservatory 15' 4" x 8' 4" (4.67m x 2.54m) plus deep recess, overlooking the Rear Gardens having radiator and double French doors opening onto Garden Terrace.

A door from the Kitchen leads into:

Utility Room 8' 11" x 7' 10" (2.72m x 2.39m) having worksurface ample cupboard space, stainless steel sink, space for fridge/freezer, plumbing for washing machine and double glazed door to Garden.

First Floor Galleried Landing overlooking the Sitting Room.

Bedroom One 14' 1" x 2' 2" (4.29m x 0.66m) a spacious room having radiator, fitted wardrobes and dressing surface and Dressing Area.

Dressing Area 6' 3" x 5' 10" (1.90m x 1.78m) with radiator and door into:

En-Suite Shower Room having shower enclosure with Mira shower controls, vanity hand basin, low level W.C. and radiator.

Spacious Bathroom having White suite comprising panelled bath with hand shower/mixer taps, vanity hand basin with cupboard under, low level W.C., complementary floor tiling, radiator and access hatch to loft.

Bedroom Two 11' 11" x 10' 4" (3.63m x 3.15m) having radiator, vanity hand basin with cupboard under, dressing surface, bedside wardrobe cupboards and shelved linen cupboard housing hot water cylinder with immersion heater fitted.

Bedroom Three 11' 5" x 8' 10" (3.48m x 2.69m) having radiator, wardrobe cupboard and dressing surface.

OUTSIDE

The property is approached via a driveway serving as Parking and leading to a Single Garage.

Single Garage 17' 9" x 9' 1" (5.41m x 2.77m) having up & over door and light & power whilst adjacent is a sizeable Car Port.

Pinetops enjoys a **Peaceful Setting** complimented by a generous-sized private Garden. To the front of the property is an area of lawn and borders stocked with a wide variety of seasonal shrubs and plants whilst established hedging ensures a high level of privacy. A gated path to one side leads to a further area of garden laid to lawn interspersed with mature shrubs and includes a secluded terrace whilst to the rear there are 2 Sheds, one with power connected and further well-stocked borders and ample space for the cultivation of vegetables. From the Rear Garden there are lovely unspoilt views across the adjacent paddock land.

Services We understand Mains Water and Electricity are connected to the property whilst Drainage is to a Septic Tank.

Tenure Freehold with vacant possession.

Ref: DL0501



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

Rating Band

"F"

EPC URL

<https://find-energy-certificate.service.gov.uk/energy-certificate/0411-2106-1102-0122-2902>

VIEWING

By prior appointment through
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Energy performance certificate (EPC)

1 Orchard Way Crockerton WARMINSTER BA12 8AQ	Energy rating	Valid until: 23 February 2036
	E	Certificate number: 0411-2106-1102-0122-2902

Property type	Detached house
Total floor area	138 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		