



Redwood House, Potters Hill, Crockerton, BA12 8AD

£1,850,000





### An Architectural Masterpiece in an Elevated Sylvan Setting

Occupying a commanding position within the sought-after village of Crockerton, this exceptional five-bedroom detached residence represents the pinnacle of contemporary country living. Architecturally distinct and finished to an exacting standard, the home spans approximately 4,100 sq. ft., seamlessly blending avant-garde design with the natural beauty of its woodland surroundings.

#### The Exterior & Approach

The property makes a striking first impression, featuring a sophisticated façade of anthracite zinc cladding contrasted with heat-treated brimstone ash. Approached via bespoke automated cedar and metal gates, the sweeping resin-bound driveway provides expansive parking and leads to a substantial detached double garage.

#### The Living Spaces

The interior journey begins in a breathtaking galleried entrance hall, where a curved oak feature wall and polished porcelain tiles set a tone of refined elegance. A glass-balustrade staircase rises to the first floor, while the ground level offers a perfect balance of formal and informal spaces:

- The Drawing Room: An inviting retreat featuring rich oak flooring and a focal wood-burning stove for cozy evenings.
- The Study: A generously proportioned workspace ideal for the modern professional.
- The Heart of the Home: A state-of-the-art kitchen and family hub, boasting bespoke cabinetry, a signature central island, and a hidden pantry. Bathed in natural light through expansive glazing, this space is designed for both high-end entertaining and everyday family life.
- Practicality: A dedicated laundry/boot room, plant room, and guest WC ensure the home functions as beautifully as it looks.

#### The First Floor

The sense of volume continues upstairs with a light-filled landing. The Principal Suite serves as a private sanctuary, complete with a dedicated dressing area, a sleek en-suite shower room, and a private balcony—the perfect vantage point to survey the paddock and distant woodland. Four further double bedrooms occupy this level, two of which enjoy private en-suites, complemented by a luxurious, spa-like family bathroom.

#### Grounds & Gardens

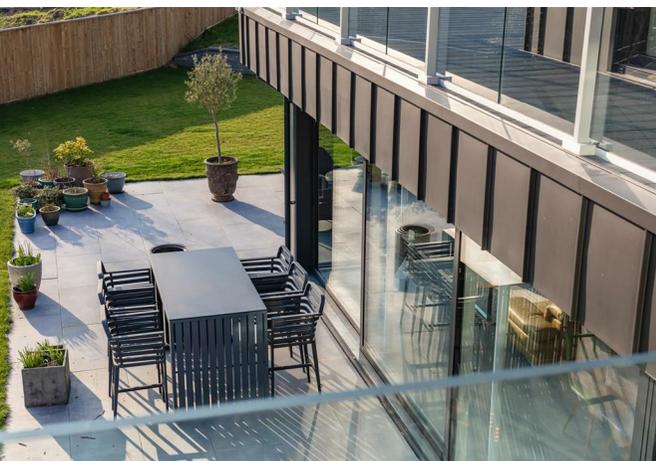
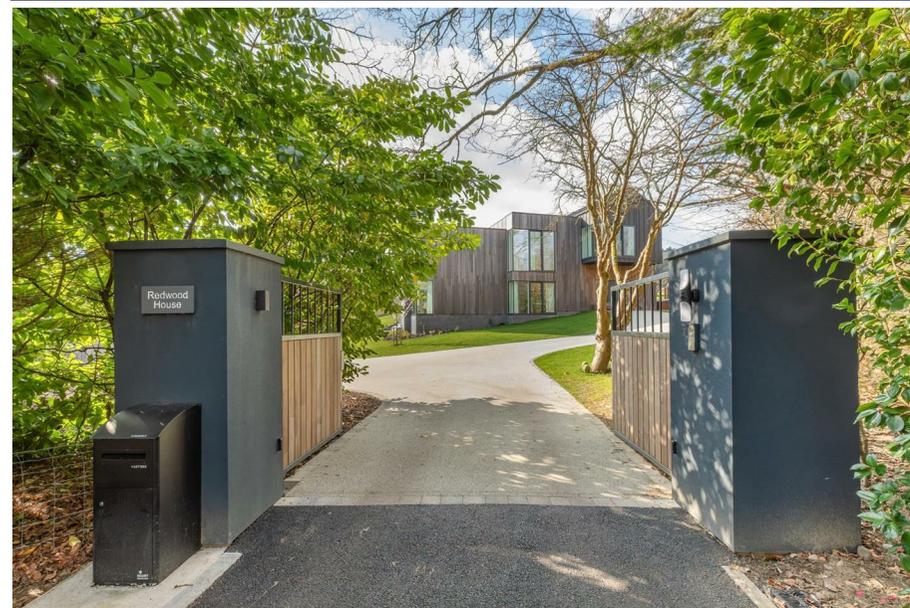
The wrap-around gardens have been meticulously landscaped to harmonise with the landscape. From sun-drenched paved terraces for alfresco dining to lush lawns and manicured beds, the outdoor space is framed by mature trees and established hedging, ensuring total privacy and security.

#### The Location: Crockerton & Beyond

Nestled on the fringes of the world-renowned Longleat Estate, Crockerton is a quintessential English village defined by its vibrant community and outdoor pursuits.

- Outdoor Lifestyle: Residents enjoy direct access to a network of bridleways and footpaths (via Longleat permit), with the tranquil Shearwater Lake and Sailing Club just a short stroll away.
- Community & Education: The village is home to a highly-regarded primary school and the popular Bath Arms pub.
- Connectivity: The nearby market town of Warminster provides a sophisticated array of shopping, independent boutiques, and essential services. The mainline station offers direct rail links to London Waterloo, Bath, and Bristol.
- Road & Air: Excellent arterial access via the A303 and A36 connects you to the capital and the West Country, while Bristol Airport is conveniently located 30 miles away.

£1,850,000



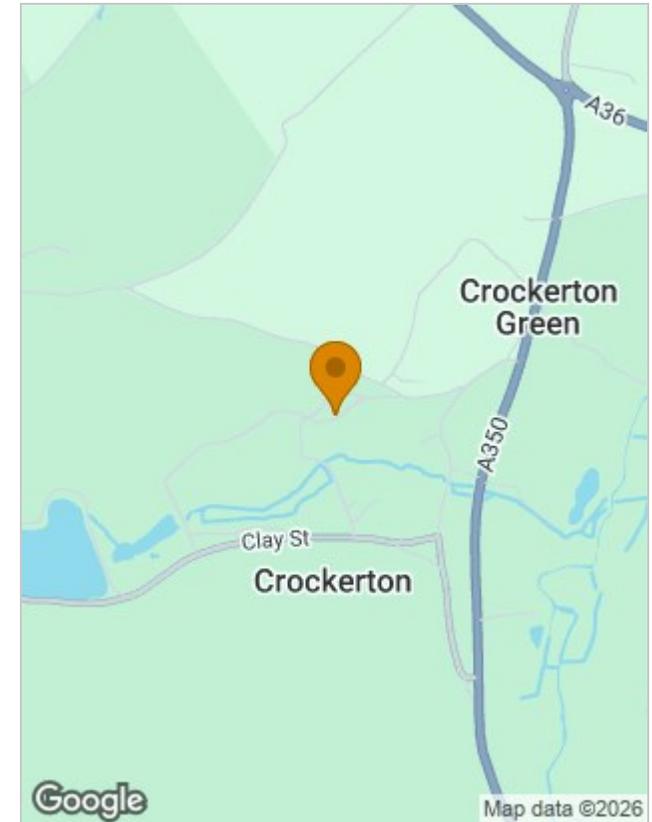




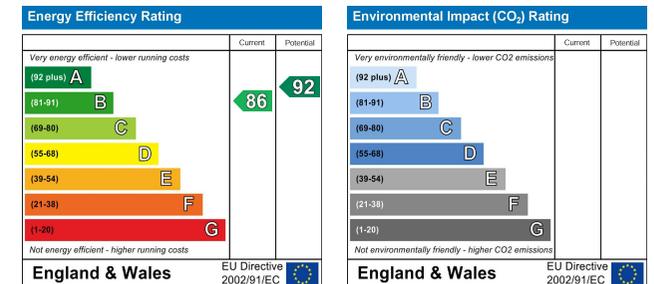
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Rivendell Estates Frome Business Park, Manor Road, Somerset, BA11 4FN  
 Tel: 01373 489 888 Email: [info@rivendell-estates.co.uk](mailto:info@rivendell-estates.co.uk) <https://www.rivendell-estates.co.uk>