

for sale

£1,100,000



The Elms, Millditch, Bratton, Westbury BA13 4SX

Traditional Style Edwardian Villa located in the rural setting of Bratton, a village of outskirts of Westbury in the foothills of Westbury White Horse.....



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The Elms is a Detached Edwardian Property built by a local businessman Henry Reeves as a wedding present for his son Robert Reeves in 1901. The Reeves family owned and ran Reeves Ironworks in the village and The Elms remained in the Reeves family until 1993.

An elegant & imposing period home nestled in a private & secluded setting is tastefully styled throughout and whilst it has been upgraded and improved by the current owners, the property retains many original features including high ceilings, large windows & fireplaces.

The accommodation is arranged over two floors and comprises Entrance Hall, Drawing Room, Lounge, Two Snug's, Office, Large Kitchen / Dining Space, Landing with Feature Bay Window, Four Bedrooms, Three Shower Rooms & extensive grounds. There is also a Detached One Bedroom Annex in the grounds which could be used as a studio, work space or a dependant family member.

The grounds are another feature and are well laid out and maintained. From the driveway, there are areas laid to lawn with mature trees providing some natural shade which loops around to the annex. Several seating areas dotted around - all lend themselves to entertain family & friends, or just to enjoy the scenery.

This beautiful property would make a fabulous family home and with that in mind, we recommend an early viewing to appreciate the accommodation & location....

Entrance Porch

Feature porch to the front. Door with decorative stained glass & matching adjacent panels opens to Entrance Hall.

Entrance Hall

With stairs rising up to galleried landing, with wooden banisters & balustrades, on first floor. Terrazzo tiled flooring. Doors to reception rooms.

Drawing Room

17' 1" max x 14' 1" max (5.21m max x 4.29m max)
Being of a dual aspect with sash windows to front and side elevations, overlooking grounds. Feature fire place.

Office

12' 4" max x 8' 3" max (3.76m max x 2.51m max)
Window to side aspect, overlooking garden. Feature fireplace.

Lounge

12' 5" max x 12' 4" max (3.78m max x 3.76m max)
Sash window to front and double doors to the side opening onto garden. Feature fireplace. Double doors to Snug.

Cont'd...





Snug

12' 4" max x 9' 3" max (3.76m max x 2.82m max)
Two windows to side aspect, overlooking grounds & drive. Doors to Rear Lobby & back to Entrance Hall.

Rear Lobby

Door & window to side aspect. Door to Shower Room.

Shower Room

Window to side. Suite comprising walk in shower cubicle, wash hand basin & low level wc. Splashback tiling.

Snug

11' 2" max x 9' 6" max (3.40m max x 2.90m max)
Open access to Large Kitchen / Dining Room / Family Room.
Window to side aspect, looking over the garden & grounds.

Kitchen / Family Room

30' max x 13' 10" max (9.14m max x 4.22m max)
Generous space for cooking, dining and entertaining with windows to one side, bi-fold doors to other side and window to end. Large Aga Range cooker. Four rooflight windows. Bi-fold doors open onto outdoor seating areas. Access to Utility Area.

Utility Area

Window to rear. Work surface with inset sink and drainer. Space for under counter appliances.

First Floor Landing

With stairs rising from Entrance Hall up to galleried landing. Large feature square bay window to the front, above the entrance porch. Built in cupboards. Doors to Bedrooms & Shower Room.

Bedroom One

17' 3" max x 14' 5" max (5.26m max x 4.39m max)
With windows to both front & side aspects, overlooking gardens & grounds. Fire place. Door to En Suite.

En Suite

Windows to rear. Suite comprising shower cubicle, wash hand basin & low level wc. Partly tiled walls.

Bedroom Two

12' 6" max x 12' 5" max (3.81m max x 3.78m max)
With windows to both front & side aspects, overlooking grounds. Fire place.

Bedroom Three

12' 5" max x 9' 9" max (3.78m max x 2.97m max)
Window to side, overlooking grounds & drive. Fire place.

Bedroom Four

14' 1" max x 8' max (4.29m max x 2.44m max)
Windows to side aspects. Fire place.

Family Shower Room

Obscure window. Suite comprising walk in shower cubicle, wash hand basin and low level wc. Splashback tiling.

Annex

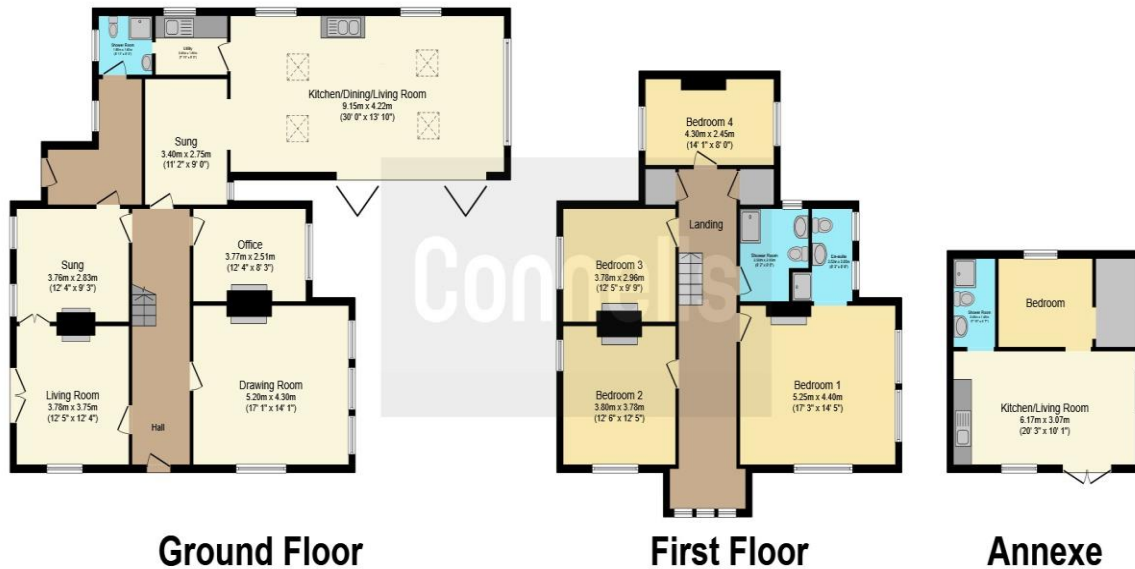
Set in the grounds is a Detached Summerhouse. Accommodation comprises Open plan Living / Kitchen Space, Bedroom & Shower Room. Decked seating area.

Grounds

The property sits in ample grounds with a wealth of mature trees, providing privacy and seclusion. Approached via double gates with drive leading to side and rear. Areas laid to lawn. Areas set aside for seating, providing entertaining space or just to sit and enjoy the scenery & sunsets.







Total floor area 262.1 m² (2,821 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: TWB307476 - 0005

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: G

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