



Connells

Cassways Orchard
Bratton, Westbury



Property Description

Set within the charming and well-served village of Bratton, this impressive four-bedroom detached home offers generous living space and high-quality finishes throughout. The village benefits from a shop, traditional pub, primary school, nursery, hairdressers, coffee shop and garden centre.

The property opens into a welcoming hallway with engineered wood flooring and individually controlled underfloor heating across the ground floor. Accommodation includes a downstairs office, dining room, and a spacious living room with gas fireplace and patio doors opening to the garden. The kitchen also enjoys patio doors and is well equipped with Neff integrated fridge/freezer, dishwasher and hob, along with a Smeg double oven, grill and microwave, complemented by a tiled floor. A separate utility room provides a sink and houses the Vaillant boiler.

Upstairs, the principal bedroom features built-in wardrobes, a dressing area and en-suite shower room. A second bedroom also benefits from built-in storage and en-suite shower room, alongside two further bedrooms and a family bathroom with walk-in shower and separate bath.

Externally, the property boasts a delightful and well-established garden with a lean-to greenhouse/sunroom, a patio BBQ area, mature beech hedging, and an attractive maple tree. The double garage is fitted with up-and-over doors and has been pre-wired for electric operation, with useful eaves storage above.

Entrance Porch

Door to front aspect. Window to both side aspects. Open to Entrance Hall.

Entrance Hall

With stairs rising to first floor galleried landing. Doors to Sitting Room, Study, Kitchen / Breakfast Room. Cloakroom & double doors to Dining Room.

Sitting Room

21' 9" max x 13' 3" max (6.63m max x 4.04m max)

Double aspect room with window to front & french doors, with adjacent windows, to garden. Fire place.

Study

13' 4" max x 7' 1" max (4.06m max x 2.16m max)

Window to front aspect.

Dining Room

13' 4" max x 10' 6" max (4.06m max x 3.20m max)

Double doors from Entrance Hall. Window to side. Radiator.

Cloakroom

Obscure window. Suite comprising wash hand basin and low level wc. Radiator.

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Kitchen / Breakfast Room

12' 5" max x 12' 5" max (3.78m max x 3.78m max)

Double aspect room with window to rear, french doors to side. Stylish fitted kitchen comprising wall, base & drawer units, offering ample storage, with work surfaces & splashback tiling. Island with cupboards under & seating space. Inset one and half bowl sink and drainer. Built in appliances include fridge / freezer, dishwasher, microwave, double oven and inset hob. Cookerhood. Door to Utility Room.

Utility Room

Door to rear leading to garden. Work surface with inset sink & drainer. Space under appliances.

First Floor Landing

With stairs rising from Entrance Hall. Doors to Bedrooms, Family Bathroom & Cupboard. Radiator. Loft Access.

Bedroom One

16' 9" max x 14' 8" max (5.11m max x 4.47m max)

Window to rear aspect, overlooking garden. Two built in wardrobes. Alcove dressing area with window to rear. Radiator. Door to En Suite.

En Suite

Obscure window. Suite comprising corner shower cubicle, vanity unit with cupboard & wash hand basin and low level wc. Radiator. Partly tiled.

Bedroom Two

15' 2" max x 11' max (4.62m max x 3.35m max)

Window to front aspect. Built in wardrobe. Radiator.

En Suite

Suite comprising walk in shower cubicle, vanity unit with cupboard & wash hand basin, low level wc. Radiator. Partly tiled.

Bedroom Three

13' 6" max x 11' 7" max (4.11m max x 3.53m max)

Window to front aspect. Radiator.

Bedroom Four

9' 10" max x 8' 11" max (3.00m max x 2.72m max)

Window to rear aspect. Built in wardrobe. Radiator.

Family Bathroom

Window to front. Four piece suite comprising walk in shower cubicle, panel enclosed bath, vanity unit with storage & wash hand basin and low level wc. Radiator. Partly tiled.

Front

To the front of the property there is a brick wall to the boundary, continuing to the sides & rear. Laid to lawn with path to front entrance. To the side of the property is a gravel drive, providing parking & leading to the detached double garage. Fencing & gate from drive to rear garden.

Double Garage

Detached double garage with two up and over doors. Eaved storage.

Rear Garden

Enclosed by mature beech hedging. Maple tree. Patio area. Area laid to lawn. Greenhouse / sun room.

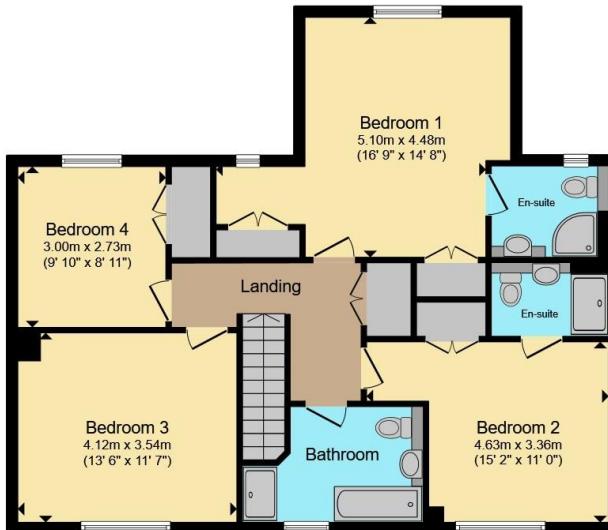








Ground Floor



First Floor

Total floor area 176.0 m² (1,895 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.propertybox.io

Connells

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11 Fore Street
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EPC Rating: C Council Tax
Band: F

Tenure: Freehold

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