

# Bratton Wiltshire

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A most attractive period country house with a generous amount of land and a commanding position on the edge of the village.

DANES LYE  
BRATTON  
WESTBURY  
WILTSHIRE  
BA13 4TB

- A Fine mid-19<sup>th</sup> Century House in a Glorious Garden
- Hidden Setting at the foot of Salisbury Plains Northern Escarpment
- Outstanding views across the Wiltshire Countryside
- Paddocks and Stabling; Tennis Court and Swimming Pool
- Superb Living Space, Generous Rooms with Good Natural Light
- Five Bedrooms, Three Bathrooms; Three Reception Rooms
- Kitchen/Breakfast Room, Boot Room, Utility Room
- Electric Gated Long Private Drive
- Double Garage and Outbuildings.
- In all nearly 9 acres

Guide Price £1.75m





## DESCRIPTION

'Danes Lye' an elegant Victorian home that has been in the same family for over 50 years, with over 3500sqft of light and airy living accommodation combined with 5 bedrooms. The incredible panoramic vistas all round this home include sweeping views over the surrounding countryside as well over the 9 acres of formal gardens and pony paddocks. Internally, a large welcoming hallway opens off to three charming reception rooms including a bay fronted drawing room with open fireplace and a formal dining room. The 29ft kitchen/breakfast room has an AGA as well as a feature well with lighting and safety glass. A rear lobby, cloakroom, cellar, utility/boot room and tack room complete the ground floor. Set off the spacious landing are five double bedrooms and two family bathrooms, with the main bedroom enjoying a dressing room and its own en suite. Outside, the house is approached via electric double gates up a long sweeping drive adding a sense of arrival as well as seclusion. The gardens are a delight with well maintained lawns, including a croquet lawn, fine topiary, a rose garden, and established flower beds. Steps rise to a separate area where there is an outdoor heated swimming pool and sun terrace with palm trees and a changing room, a Victorian style greenhouse, fruit cage and a tennis court that enjoys superb views across the Wiltshire countryside. There are 6 stables, a hay barn, a double garage and additional wood store, with gates opening onto the extensive paddocks that stretch up behind the house and gardens. This exceptional home is ideal for anyone with equestrian and sporting interests. In all the property extends to about 9 acres.

## SITUATION

This property occupies a wonderful rural position on the edge of the village of Bratton, with incredible rural views towards Steeple Ashton to the front and up the Westbury Downs to the rear. There is great out-riding as well as delightful walks right on the doorstep including fabulous ones alongside the famous Westbury White Horse. The village is well served by amenities including a primary school, a public house, post office/general store, two churches, a dispensing GP and a Pre-school. The neighbouring town of Westbury is only three miles distance with town centre shopping and most importantly this has a main line railway station with services to London Paddington and Waterloo making this an ideal place to live in with an easy commute up to London. The major centres of Bath, Salisbury, Swindon, and Marlborough are all within a 30 mile radius and there are good road links to London and The West Country via the M4/A303. There are some excellent schools in the vicinity including Dauntsey's School, St Augustine's and Marlborough College.

## PROPERTY INFORMATION

Services: Gas fired central heating. Mains drainage, water and electricity are all connected.

Tenure: Freehold / Local Authority: Wiltshire Council / Tax Band H

What3Words: ///unicorns.stun.squares













Approximate Floor Area = 325.8 sq m / 3507 sq ft  
 Cellar = 18.3 sq m / 197 sq ft  
 Outbuildings = 146.6 sq m / 1578 sq ft  
 Total = 490.7 sq m / 5282 sq ft



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