



📍 1 The Beeches Westbury Road, Bratton, Wiltshire, BA13 4TE

🔗 Offers In Excess Of £600,000

A wonderfully presented 4-bedroom detached family home, in the popular village of Bratton. With one of the most delightful gardens you are likely to find on the market, this home is certainly not to be missed.

- 4-double bedrooms
- Detached family home
- Wonderfully landscaped rear garden
- Substantial principal bedroom with en-suite
- Beautifully presented throughout
- Large reception room with bi-folding doors
- Double garage and driveway parking
- Popular village location

🏠 Freehold

🏠 EPC Rating C



Situated in the ever-popular village of Bratton, 1 The Beeches is a beautifully presented four-bedroom detached home, thoughtfully upgraded by the current owners to offer bright, stylish and versatile family living.

Downstairs, the standout feature is the large dual-aspect reception room, stretching over 29ft with bi-folding doors opening onto the garden—perfect for relaxing or entertaining. There's also a separate front-facing reception/dining room with a bay window, a well-appointed kitchen with breakfast bar, integral appliances and a utility room with additional storage. A dedicated study provides an ideal space for home working, and there's a useful downstairs W/C.

Upstairs, the principal bedroom features its own dressing room and en-suite. There are three further double bedrooms, bedroom 2 also boasting an en-suite with the further bedrooms served by a spacious family bathroom with roll-top bath.

The garden is an exceptional space—lush, private, and cleverly landscaped. A generous dining terrace sits alongside mature planting and meandering pathways, while a revolving garden pod creates a unique and peaceful spot to sit amongst the greenery.

Further benefits include a detached double garage, driveway parking, and a total internal area of approx. 1,866 sq ft (not including garage or outbuildings). A rare opportunity to secure a thoughtfully finished home in a sought-after village setting.

Situation

The property is located near the centre of this popular Wiltshire village. There are wonderful walks from your doorstep up to the plain. Village amenities include a village store, a Primary School, a café, Church and a Public House called The Duke, and the neighbouring village Edington also boasts a popular pub The Three Daggers and an excellent farm shop. Devizes, Trowbridge, Westbury and Melksham are all within easy commuting distance and a mainline railway station can also be found in Westbury.

Property information

We are advised all mains services are connected.

Tenure: Freehold

Council tax band: F

EPC rating: C



Westbury Road, Bratton, Westbury, BA13

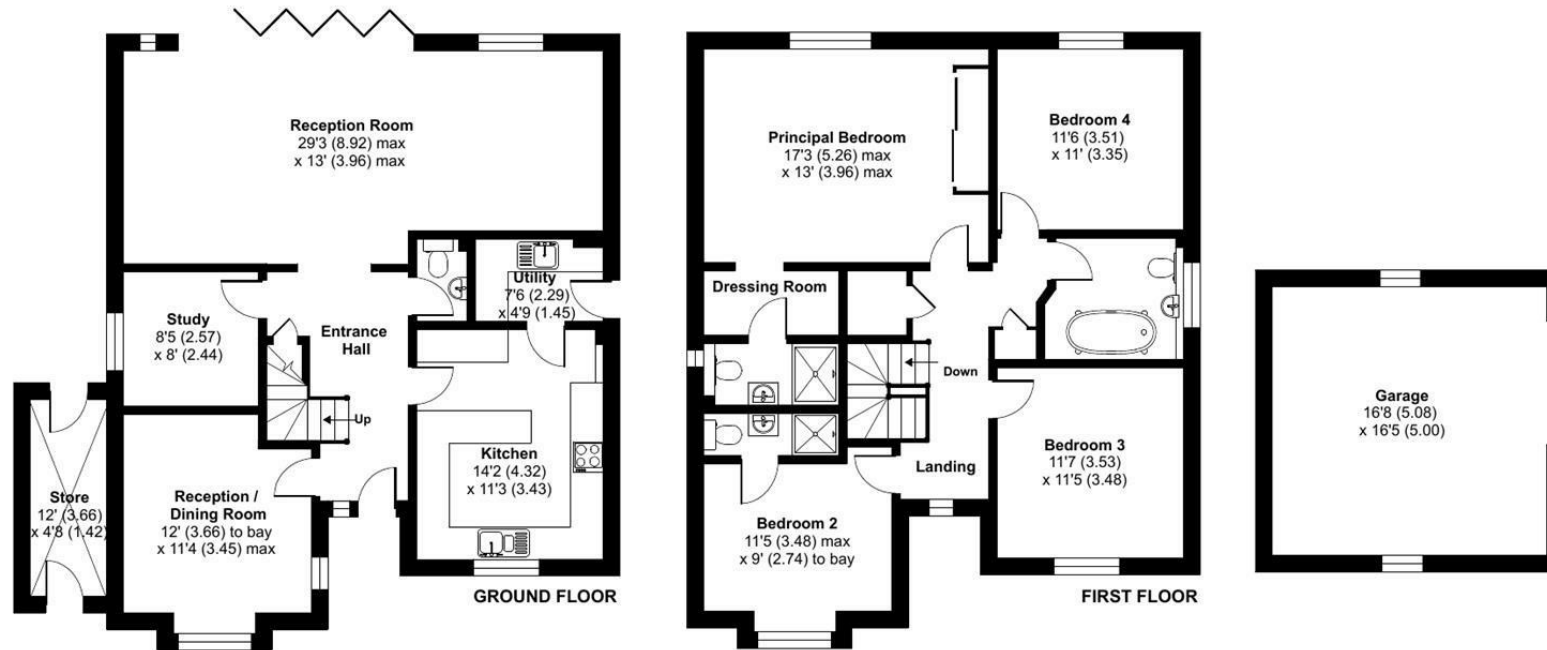
Approximate Area = 1866 sq ft / 173.3 sq m

Garage = 272 sq ft / 25.2 sq m

Outbuilding = 54 sq ft / 5 sq m

Total = 2192 sq ft / 203.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1333119

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