



📍 5 White Horse Valley, Bratton, Wiltshire, BA13 4TB

🏠 Guide Price £525,000

An elegant and newly built three-bedroom detached residence, complete with a garage and additional parking, set on the edge of the desirable and well-regarded village of Bratton.

- 3 Bedroom, Detached Home
- SHOW HOME READY TO VIEW!
- West Facing Garden
- Garage and Parking
- Large Kitchen/Dining Room
- Spacious Living Room with Double Doors to Garden
- Main Bedroom with Built in Wardrobe
- Air Source Heat Pump
- EV Car Charging Point
- LABC 10 Year Warranty

🏠 Freehold

🏠 EPC Rating



This thoughtfully designed home offers a perfect blend of contemporary comfort and village charm, ideal for modern family living, built by the highly regarded local developers Ashford Homes.

Plot 5 'The Elmhurst' (The Show Home) has a large kitchen/dining room with shaker style cabinets from Sigma 3 Kitchens and has a full range of high-quality Neff appliances. These include a built-in oven with a separate microwave oven, an integrated dishwasher, washing machine/tumble dryer, ceramic hob and an integrated fridge freezer. Double doors lead from the kitchen to a generous living room, perfect for entertaining or relaxing, with further double doors opening out to the private rear garden. A convenient downstairs WC completes the ground floor.

On the first floor the luxurious main bedroom has fitted wardrobes, a Juliette balcony, and a stylish ensuite shower room. The second double bedroom also enjoys a Juliette balcony, while the third bedroom offers flexibility as a bedroom, nursery, or home office. A large family bathroom with a shower overhead complements these rooms with Villeroy & Boch sanitary ware.

Outside, the home benefits from private parking, an EV charging point, and a single garage. There is a planted/turfed front garden and an enclosed turfed, west facing rear garden with side access.

Flooring is included throughout in this home. For peace of mind, the home is covered by an LABC 10-year warranty, and purchasers may take advantage of a range of additional upgrade options.

White Horse Valley is a collection of 31 new beautifully crafted homes occupying a wonderful rural setting in one of Wiltshire's popular villages. The development offers a range of house types, all presenting the finest quality of finish.

Situation

This development occupies a wonderful rural position on the edge of the village of Bratton, with rural views towards Salisbury Plain and surrounding countryside. There are 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 GP surgery 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, making this an ideal place to live in with an easy commute up to London and Bristol. The major centres of Bath, Salisbury, Swindon, and Marlborough are all within a 30 mile radius. 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.

Agents Notes

Please note all floorplan measurements have been taken from the plans provided in the brochure but there may be variations in the final build. CGI's are indicative and for illustration purposes only. The front CGI is of Plot 13 (which is the same house type as Plot 5). Internal photos are taken of plot 5 (The Show home) which shows an example of the specification. The photographs depict village scenes from Bratton and are not direct views from any of the homes at White Horse Valley. Flooring is not included. There will be a management company set up. EPC TBC but is predicted to be a B.

Services

Mains electric and water services will be connected. Foul Sewer connected to adopted system. Air source heat pump to heating and hot water. Underfloor Heating to the ground floor with individual room thermostats and radiators to the first floor. Options for individual room programming on the ground floor, control of complete heating system via smartphone or tablet and remote operation over internet (excludes hot water control). Telephone/Broadband – FTTP – Fibre To The Premises.



THE ELMHURST



Please note these measurements have been taken from the plan provided but there may be variations in the final build.
Computer generated images are for illustrative purposes only.

PLOTS 5 • 13 • 23

FIRST

Main Bedroom
3.32m x 4.59m
(10'11" x 15'1")

Bedroom 2
3.32m x 5.09m
(10'11" x 16'8")

Bedroom 3
2.73m x 2.9m
(8'11" x 9'6")

GROUND

Kitchen / Dining Room
3.32m x 6.00m
(10'11" x 19'8")

Living Room
5.73m x 4.63m
(18'10" x 15'2")

Total Net Sales Area
1335 sq.ft

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.