



📍 18 White Horse Valley, Bratton, Westbury, Wiltshire, BA13 4TB

🏠 Guide Price £510,000

Join us for the exclusive launch of White Horse Valley on Saturday 13th September, 10am–2pm (by appointment only) and discover The Merlin, a beautifully designed semi-detached home.

- 3 Bedrooms, Semi Detached Home
- Countryside Views
- SHOW HOME IS OPEN!
- Large Kitchen/Dining Room
- Spacious Living Room with Double Doors to Garden
- Main Bedroom with Built in Wardrobe
- Single Garage and Parking
- Air Source Heat Pump
- Now Available for Early Reservation
- LABC 10-year Warranty

🏠 Freehold

🏠 EPC Rating



Plot 18, The Merlin, is a beautifully proportioned three-bedroom semi-detached home at White Horse Valley, offering modern design, energy efficiency, and thoughtful finishes throughout. With generous living space and a practical layout, this home is perfect for contemporary family living.

The heart of the home is the spacious kitchen/dining room, fitted with a luxury kitchen and fully integrated Neff appliances. Purchasers may choose from a range of quality finishes (depending on the stage of construction, upgrades available). To the rear, a bright and airy living room opens directly onto the garden through French doors, creating a seamless flow between indoors and outdoors.

Upstairs, the main bedroom benefits from its own en-suite with stylish Villeroy & Boch sanitary ware, while the additional two bedrooms are well-sized, offering flexibility for family, guests, or a home office. The family bathroom features the same high-quality finish, with a bath and shower over.

This home is warmed by an efficient air source heat pump, with underfloor heating to the ground floor and radiators to the first floor. Individual room thermostats allow precise comfort control and LED lighting is installed throughout, including recessed downlights to the kitchen and bathrooms, while contemporary oak ladder-style internal doors add a stylish finish.

Externally, the property enjoys a planted/turfed front garden, with the rear garden left levelled and ready for personal landscaping. A single garage provides additional storage or parking, along with allocated parking. An EV charging cable is also included.

For peace of mind, the property also comes with an LABC 10-year warranty and a 2-year Ashford Homes Aftercare. A range of upgrades are available on request to further tailor your home to your lifestyle.

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. 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.

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. Internal photos are taken of plot 5 (The Show home) which is the same house type and layout but is an example of the specification used by the developer. The photographs depict village scenes from Bratton and are not direct views from any of the homes at White Horse Valley. Flooring is an additional extra. 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 and radiators to the first floor. Telephone/Broadband – FTTP – Fibre To The Premises.



THE MERLIN



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 18 • 19 • 29 • 30

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.