



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

🏠 Guide Price £320,000

A well-designed, brand new, 2-bedroom, semi-detached home featuring an enclosed rear garden, private garage and parking.

- 2 Double Bedrooms
- Semi Detached
- Garage and Parking
- Opportunity To Upgrade the Specification (build stage dependent)
- Kitchen/Dining Room
- Air Source Heating
- EV Charging Point
- LABC 10 Year Warranty
- Available For Early Reservation
- Juliette Balcony

🏡 Freehold

🏠 EPC Rating



A fantastic 2 double bedroom, semi detached home currently under construction by award winning local developers, Ashford Homes. This high specification new home is located on the edge of Bratton with fabulous views in the distance.

This spacious property (840sqft) is built to a luxurious standard of finish to include an air source heat pump with under floor heating with individual room thermostats to the ground floor and radiators to the first floor. Optional upgrades available to control via smart phone or tablet over the internet (excludes hot water control).

Inside, a light hallway with a downstairs cloakroom, leads off to a generous 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, an integrated fridge freezer and laminate worktops. The living room leads off the hall way and has double doors leading to the rear garden. On the first floor there are two good sized, double bedrooms and a luxurious family bathroom. The main bedroom benefits from having fitted wardrobes and the second bedroom has a Juliette balcony.

Outside, there a single garage and parking, plus an EV car charging point, a planted/turfed front garden and an enclosed private rear garden.

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 (built dependent).

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. Please enquire for other property types that are available.

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. Internal photos are taken of plot 5 (The Show home) which is a different house type and layout. 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.



PLOTS 20 • 21

FIRST

Main Bedroom
4.43m x 3.41m
(14'6" x 11'2")

Bedroom 2
3.40m x 2.74m
(11'2" x 8'12")

GROUND

Kitchen
2.20m x 4.91m
(7'3" x 16'1")

Living Room
4.44m x 3.79m
(14'7" x 12'5")

Total Net Sales Area
840 sq.ft

THE MAYFIELD



*Please note that the layout
of Plot 21 is in reverse to
that of Plot 20 (shown).*

*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.*

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.