



📍 15 Forest End Close, Bratton, Wiltshire, BA13 4GU

🔗 Guide Price £520,000

An outstanding 2 double bedroom semi detached bungalow, with fabulous views and a high specification finish.

- Exceptional New Build Bungalow
- Two Double Bedrooms
- Spacious Open Plan Kitchen/Living/Dining Area
- Luxurious Bathroom
- Single Garage & Parking
- Fitted Wardrobes to Main Bedroom
- Upgrades Available (Subject to construction stage)
- Air Source Heat Pump
- Underfloor Heating
- EV Car Charging Point

🏠 Freehold

📊 EPC Rating B



'The Edington' is an attractive two-bedroom bungalow by Ashford Homes. Built to an exceptional standard throughout, this home enjoys far reaching countryside views and comes with a single garage and EV car charging point.

Designed with comfort and practicality in mind, the open-plan kitchen, living, and dining area provides a welcoming central space, with doors opening onto the rear patio and garden for a light and airy feel. Both bedrooms are generously sized, with the main bedroom enjoying fitted wardrobes and a modern en-suite. A sleek family bathroom completes this well-balanced home.

Outside, the front garden is planted and/or turfed, while the rear garden is levelled and ready for you to create your own outdoor space. There is allocated parking and an EV charging cable.

For peace of mind, the property also comes with an LABC 10-year warranty and a 2-year Ashford Homes Aftercare. Ashford Homes are a proud recipient of multiple LABC awards in both 2024 and 2025, including the National Award for Best Development.

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. The photographs depict village scenes from Bratton and are not direct views from any of the homes at Forest End Close. Flooring is an additional extra. There will be a management company set up. Predicted SAP rating is '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.



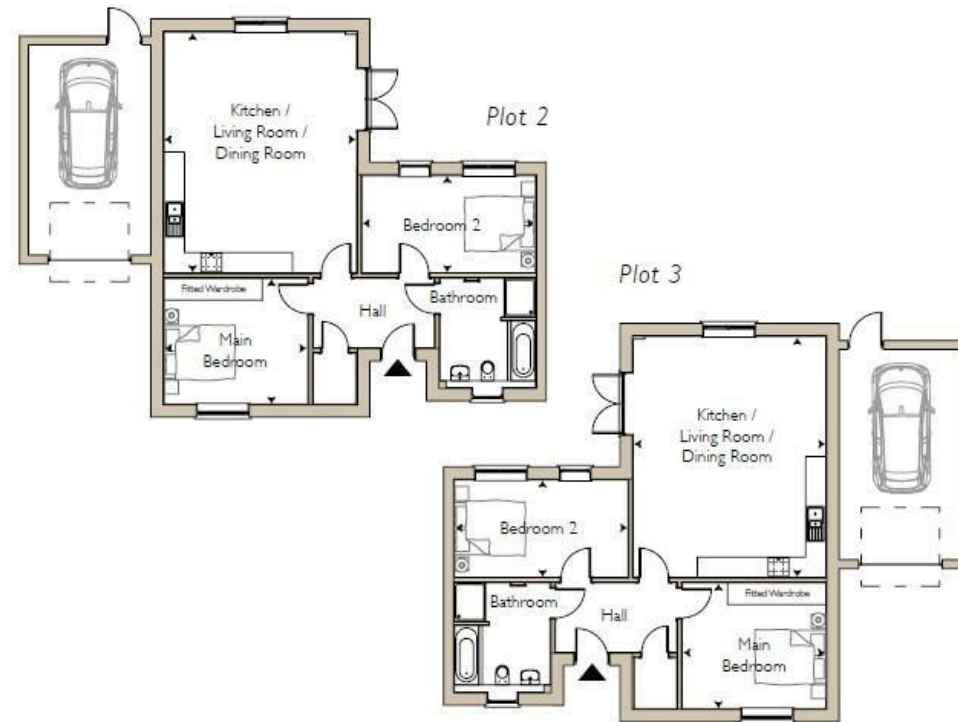
PLOTS 2 • 3

**Kitchen /
Living / Dining**
5.50m x 6.88m
(18'0" x 22'7")

Bedroom 1
4.11m x 3.59m
(13'6" x 11'9")

Bedroom 2
4.96m x 2.78m
(16'3" x 9'1")

THE EDINGTON



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.