



📍 2 Stradbrook, Bratton, Wiltshire, BA13 4SE

🏠 £600,000

A delightfully presented 4-bedroom characterful Grade II Listed home in the popular village of Bratton.

- Immaculately presented throughout
- Character features
- Grade II Listed period home
- 4 double bedrooms
- Beautiful garden with stream
- Garage and driveway parking
- Impressive 31'7ft contemporary kitchen/diner
- Downstairs shower room
- Sought after village location
- 2 reception rooms

🏡 Freehold

🏠 EPC Rating D



A rare opportunity to acquire an immaculately presented Grade II Listed period home, occupying a sought-after position within the village of Bratton. Rich in character and thoughtfully updated, this substantial four double bedroom home offers over 2,100 sq ft of versatile accommodation arranged across several levels, complemented by a beautiful mature garden with a stream running through it.

The accommodation is both spacious and flexible, centred around an impressive 31ft contemporary kitchen/dining room which forms the heart of the home. Fitted with a range of modern units and providing ample space for entertaining, it flows perfectly for modern family living. There are two generous reception rooms, both enjoying an abundance of character, alongside a useful study, boot room, utility room and a downstairs shower room. A full height useable cellar is also accessed from the boot room.

The first floor provides four well-proportioned double bedrooms and a stylish family bathroom, with the principal bedroom enjoying excellent proportions. Throughout the property, period features including exposed timbers, fireplaces and character detailing blend seamlessly with the high standard of presentation.

Externally, the property continues to impress with driveway parking and a wonderful tiered landscaped garden arranged thoughtfully. Mature planting, seating areas and a charming stream create a truly special outdoor space, while the elevated position affords attractive views across the surrounding village and countryside. The garage is set across two-storeys allowing extra room for storage/workshop space.

Combining period charm, generous accommodation and a desirable village setting, this is a superb family home in one of Wiltshire's most sought-after locations.

Situation

The home is situated in the sought after village of Bratton nestling in the foothills of Salisbury Plain. Bratton has a village pub called The Duke. Other village amenities include a shop, post office, farm shop and café plus a primary school and church. There is an excellent pub/restaurant called The Three Daggers in the adjacent village of Edington as well as a farm shop. The nearby village of Erlestoke has a garage and popular Golf Club. The historic town of Devizes is 10 miles to the north east and provides a wide variety of facilities including craft and speciality shops, restaurants, hotels and numerous leisure facilities. The major centres of Bath, Salisbury and Swindon are all within commuting distance and a main line railway station in Westbury provides a regular service to London Paddington.

Property information

We are advised all mains services are connected.

Agents note: The property is Grade II Listed and situated in a conservation area.

Tenure: Freehold

EPC rating: D

Council tax band: E



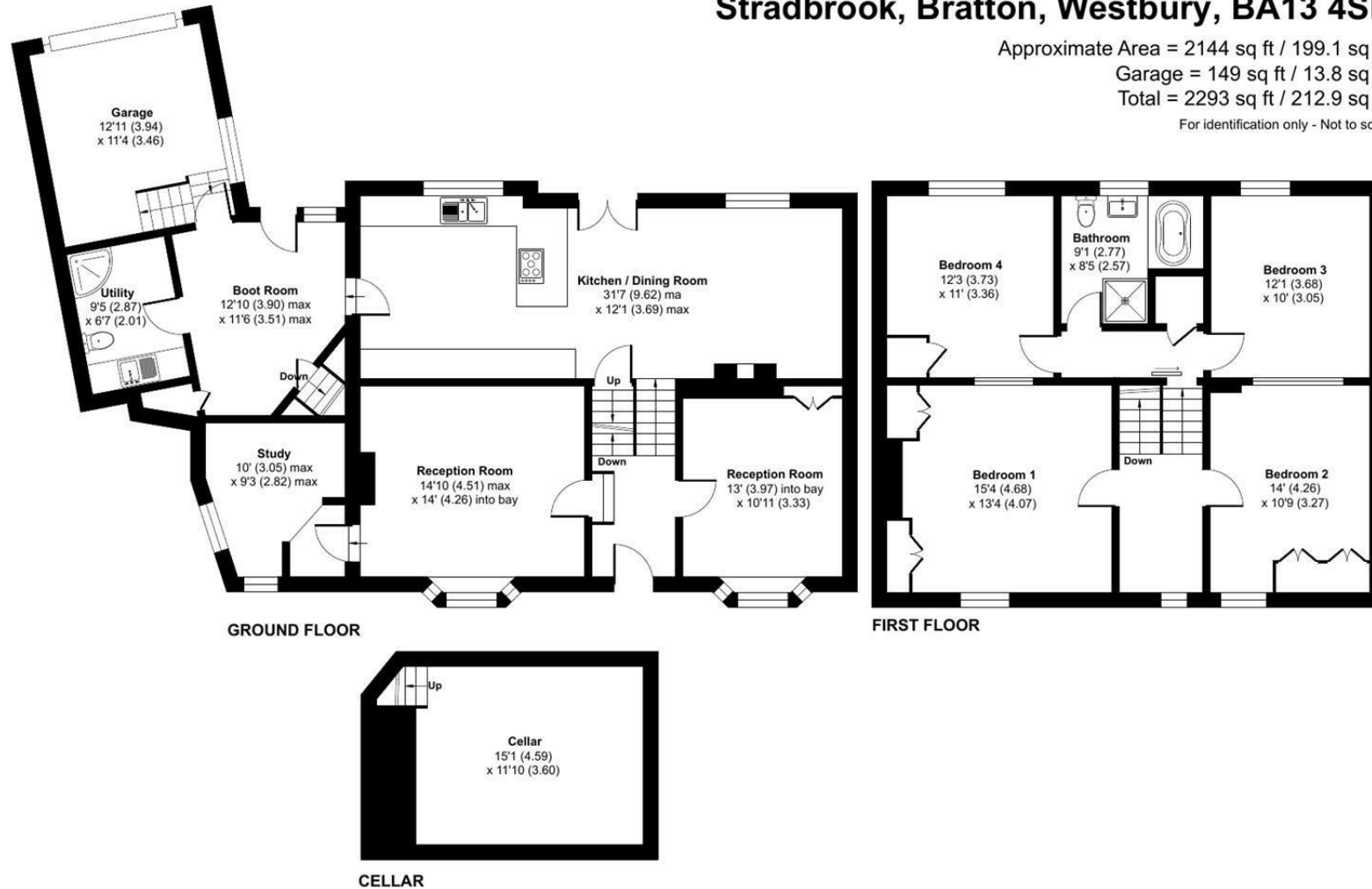
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Approximate Area = 2144 sq ft / 199.1 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 2293 sq ft / 212.9 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). © nitchcom 2026. Produced for Strakers. REF: 1462836

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