





📍 The Tunstall, 3 Flowers Mead, Bratton, Wiltshire, BA13 4SR

🏠 Guide Price £525,000

A charming 4 bedroom family home with fine rural views, set in this highly regarded Wiltshire village with no onward chain.

- Spacious & Well Presented Home
- Stunning Views Of Picquet Hill
- 4 Bedrooms
- 20ft Triple Aspect Sitting Room
- Contemporary Shower Room
- Additional Cloakroom
- Kitchen/Dining Room
- Double Garage & Parking
- Lovely Private Gardens
- Walking Distance of Village Amenities

🏡 Freehold

🏠 EPC Rating E





A beautifully appointed 4 bedroom detached family home enjoying countryside views to the front and a charming partly walled rear garden.

Internally, an entrance hall on the ground floor has a door into the integral double garage and stairs up to a first floor hallway. The well presented accommodation comprises a triple aspect sitting room with glorious views and an inviting log burning stove. There is a 19ft contemporary kitchen/ dining room with granite effect work tops opening through to a useful utility room. In addition there is a cloakroom and a modern refitted shower room. There are four bedrooms in total, all benefitting from fitted wardrobes.

Externally, the property has parking for a few cars and an integral double garage with light and power. The part walled gardens are a notable feature with well stocked colourful borders, lawns and seating areas with a further front lawn looking over to Picquet Hill. Offered with no onward chain.

#### **Situation**

The property is located near the centre of this popular Wiltshire village with superb open views to the front across to Piquet Hill. There are wonderful walks from your doorstep up to the plain. Village amenities include a village store, a Primary School, a café, Church and a Public House called The Duke, and the neighbouring village Edington also boasts a popular pub The Three Daggers and an excellent farm shop. Devizes, Trowbridge, Westbury and Melksham are all within easy commuting distance and a mainline railway station can also be found in Westbury.

#### **Property Information**

Council Tax: Band F

Services: Oil fired central heating, mains water, drainage and electricity.





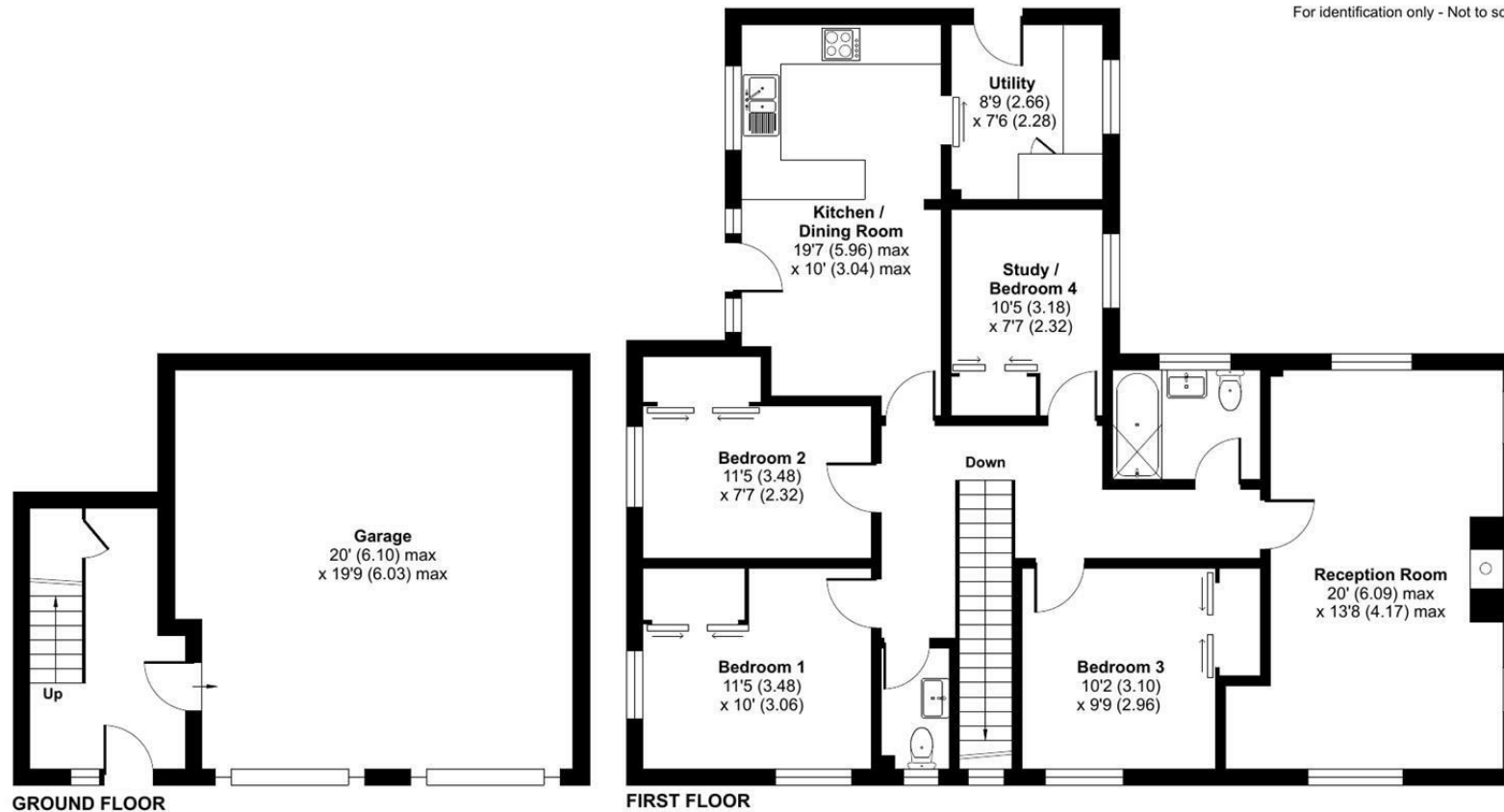
## Flowers Mead, Bratton, Westbury, BA13

Approximate Area = 1266 sq ft / 117.6 sq m

Garage = 388 sq ft / 36 sq m

Total = 1654 sq ft / 153.6 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). © nitchecom 2025. Produced for Strakers. REF: 1315524

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