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

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🔗 Guide Price £535,000

A superb brand new 3 bedroom link detached bungalow, with open countryside views and a high specification finish.

- Exceptional New Build Bungalow
- Three Bedrooms
- Spacious Open Plan Kitchen/Living/Dining Area
- Stylish Bathroom & En Suite Shower Room
- 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 Heywood' is a thoughtfully designed three-bedroom link detached bungalow with wonderful rural views to the rear, that benefits from a single garage and EV car charging point.

At the heart of the home is a bright and spacious open-plan kitchen, living, and dining area, perfect for modern living and entertaining. Doors open directly onto the rear patio and garden, creating a seamless indoor-outdoor flow. The property offers three well-proportioned bedrooms, including a versatile third bedroom that can also be used as a home office. The main bedroom benefits from fitted wardrobes and a stylish en-suite, while a contemporary family bathroom serves the remaining rooms.

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.



THE HEYWOOD



PLOTS 1 • 4

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

Bedroom 1
2.74m x 4.50m
(8'12" x 14'9")

Bedroom 2
3.03m x 3.59m
(9'11" x 11'9")

Bedroom 3 / Study
2.07m x 2.78m
(6'9" x 9'1")

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.