



📍 Plot 12 White Horse Valley, Bratton, Westbury, BA13 4GT

🏠 Guide Price £425,000

A brand new, beautifully crafted three-bedroom home located in the desirable village of Bratton

- 3 Double Bedrooms
- West Facing Garden
- Private Driveway with Parking for two Cars
- 2 Sets of Doors to Garden
- Air Source Heating
- Fitted Wardrobe to Main Bedroom
- Appliances Included
- Underfloor Heating to the Ground Floor
- EV Charging Point
- 10 Year Warranty

🏡 Freehold

🏠 EPC Rating B



Plot 12, The Poplar, a beautifully designed three-bedroom end of terrace home, within the desirable new development of White Horse Valley by renowned local builder Ashford Homes. Thoughtfully crafted with modern living in mind, this home blends style, efficiency, and comfort to create the ideal space for family life.

At the heart of the property is a kitchen/diner with a fitted Sigma 3 Kitchen, complete with fully integrated Neff appliances and finished with your choice of units and worktops (subject to the stage of construction, upgrades available). The open and light-filled living spaces are enhanced by LED lighting throughout, with recessed downlights adding a contemporary touch to the kitchen and bathrooms. The reception room has French doors opening to the rear garden. A downstairs W/C completes the ground floor.

Upstairs, the main bedroom includes a sleek sliding glass-fronted wardrobe with shelf and hanging rail, while the en-suite features elegant Villeroy & Boch sanitary ware and a modern shower. There are two further bedrooms, serviced by the equally impressive family bathroom, with the same high-quality fittings and a bath with shower over. Throughout the home, contemporary oak ladder-style internal doors.

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. A range of upgrades are available on request to further tailor your home to your lifestyle. Heating is supplied by an efficient air source heat pump, providing underfloor heating to the ground floor with individual room thermostats, and radiators to the first floor.

#### 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. Some of the internal photos are taken of plot 10 and some are taken of plot 11 (which is next door and the same layout as plot 10). Flooring is an additional extra. There will be a management company set up.

#### Property Information

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. EPC Rating 'B'.



# PLOTS 10 • 11 • 12

## FIRST

**Main Bedroom**  
4.39m x 2.98m  
(14'5" x 9'9")

**Bedroom 2**  
3.03m x 2.90m  
(9'11" x 9'6")

**Bedroom 3**  
2.74m x 2.98m  
(8'12" x 9'9")

## GROUND

**Kitchen / Dining Room**  
3.00m x 6.20m  
(9'10" x 20'4")

**Living Room**  
3.24m x 6.20m  
(10'8" x 20'4")

**Total Net Sales Area**  
1109 sq.ft

# THE POPLAR



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.