



📍 Plot 13, White Horse Valley Danesmead Drive, Bratton, BA13 4GT

🏠 Guide Price £499,000

White Horse Valley is a collection of 31 new beautifully crafted homes occupying a wonderful rural setting in one of Wiltshire's popular villages. The development offers a range of house types, all presenting the finest quality of finish. Please enquire for more information on other properties types available.

- 3 Bedroom, Detached Home
- Garage and Private Driveway Parking
- Modern Layout for Contemporary Living
- Energy-Efficient Heating System
- High-Performance Glazing and Superior Insulation
- Underfloor Heating to the Ground Floor
- Predicted EPC Rating 'B'
- 10-Year Structural Warranty Protection and a 2 Year Ashford Homes Aftercare
- Please Enquire for More Information on the Other House Types Available

🏡 Freehold

🏠 EPC Rating B



Join us on Saturday 16th May for an Open Day from 10:30 to 12:30, where we'll be showcasing these brand-new properties. Please contact Strakers in Devizes to book your appointment.

This beautifully crafted new-build home combines contemporary design with the charm of village living, offering an exceptional setting for modern family life. Built by the highly regarded Ashford Homes, a proud recipient of multiple LABC awards in both 2024 and 2025, including the prestigious National Award for Best Development. The property also benefits from the reassurance of a 10-year LABC structural warranty.

Plot 13 has been thoughtfully designed to maximise both space and functionality, featuring a spacious kitchen/dining room fitted with elegant shaker-style cabinetry by Sigma 3 Kitchens and a comprehensive range of high-quality Neff appliances. These include a built-in oven with a separate microwave oven, an integrated dishwasher, washing machine/tumble dryer, ceramic hob, and an integrated fridge freezer. Double doors lead seamlessly into a generous living room with further double doors opening out to the private rear garden. The ground floor also benefits from a convenient WC and useful understairs storage.

The first floor continues to impress, with a luxurious principal bedroom featuring fitted wardrobes, a Juliette balcony, and a stylish ensuite shower room. The second double bedroom also enjoys the addition of a Juliette balcony, while the third bedroom offers excellent versatility as a bedroom, nursery, or home office. A well-appointed family bathroom serves the remaining accommodation and is finished with premium sanitary ware from Villeroy & Boch.

Outside, the home benefits from private parking, an EV car charging point and a single garage. There is a planted/turfed front garden and an enclosed, rotavated garden with rear access.

#### 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.

#### 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'. For peace of mind, the property also comes with an LABC 10-year warranty and a 2-year Ashford Homes Aftercare.

#### 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. Please note that the images used are of the show home (plot 5) which is the same house type and layout as plot 13 but is in reverse. Flooring is an additional extra. There will be a management company set up.



# THE ELMHURST



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.

PLOTS 5 • 13 • 23

## FIRST

**Main Bedroom**  
3.32m x 4.59m  
(10'11" x 15'1")

**Bedroom 2**  
3.32m x 5.09m  
(10'11" x 16'8")

**Bedroom 3**  
2.73m x 2.9m  
(8'11" x 9'6")

## GROUND

**Kitchen / Dining Room**  
3.32m x 6.00m  
(10'11" x 19'8")

**Living Room**  
5.73m x 4.63m  
(18'10" x 15'2")

**Total Net Sales Area**  
1335 sq.ft

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.