



📍 Plot 11, White Horse Valley Danesmead Drive, Bratton, BA13 4GT

🏠 Guide Price £395,000

A brand new three double bedroom home, ideally located in the highly desirable village of Bratton. This beautifully designed property offers spacious and modern living throughout.

- 3 Double Bedrooms
- Private Driveway with Parking for two Cars
- 10-Year Structural Warranty Protection
- Modern Layout for Contemporary Living
- Energy-Efficient Heating System
- High-Performance Glazing and Superior Insulation
- Predicted EPC Rating 'B'
- Built and Ready To Move Into
- West Facing Garden
- Under Floor Heating to Ground Floor

🏠 Freehold

🏠 EPC Rating B



This home has been crafted by Ashford Homes, a celebrated local developer and proud recipient of multiple LABC awards in both 2024 and 2025, including the National Award for Best Development.

Plot 11, The Poplar, is a beautifully designed three-bedroom mid terrace home in the sought-after White Horse Valley development by Ashford Homes. Designed for modern living, it features a stylish kitchen/diner with a fitted Sigma 3 kitchen and integrated Neff appliances, bright living spaces with French doors opening to the rear garden, and a convenient downstairs W/C. Upstairs, the main bedroom includes a fitted wardrobes and en-suite, alongside two further bedrooms and a contemporary family bathroom. The home also benefits from a landscaped front garden, private parking, and an EV car charging point.

This home offers a predicted EPC rating of 'B', meaning lower energy bills compared to many older properties, thanks to modern construction standards and efficiency measures. It features a modern, energy-efficient heating system designed to keep the home warm while reducing energy consumption and running costs. Underfloor heating to the ground floor. High-performance glazing helps retain heat, reduce outside noise, and lower energy bills, while superior insulation built to the latest standards maintains a comfortable temperature throughout the year and helps reduce heating costs.

The property has been thoughtfully designed for contemporary living, with open-plan spaces and flexible rooms that suit the way modern families live, work, and relax. Buyers can also enjoy peace of mind with a 10-year structural warranty, protecting against major structural defects after moving in and a 2 Year Ashford Homes Aftercare.

#### 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. Flooring is an additional extra. There will be a management company set up.



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.