



📍 1 Carpenters Lane, Bratton, Wiltshire, BA13 4SS

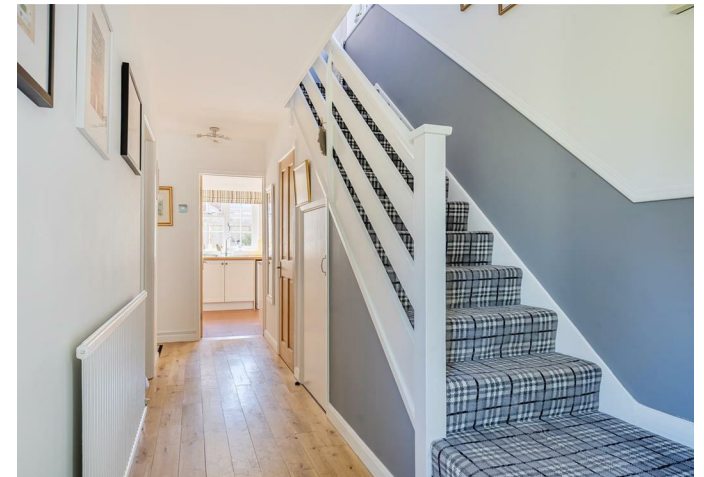
🏠 £395,000

A beautifully presented 4-bedroom family home situated in the heart of this popular Wiltshire village.

- Vendor suited
- 4-bedrooms
- Link-detached
- Garage and driveway parking
- Well-presented throughout
- Excellent storage throughout
- Well maintained front and rear gardens
- In the heart of the village

🏡 Freehold

📊 EPC Rating D



Situated in the heart of the highly regarded village of Bratton, this immaculately presented four-bedroom link-detached home offers well-balanced and versatile accommodation, perfectly suited to modern family living.

The village itself is a real draw, known for its strong community feel, well-regarded primary school, village shop and pub, as well as excellent access to countryside walks including those around Bratton Camp and the Westbury White Horse. The home also remains conveniently placed for nearby towns such as Westbury and Devizes.

Internally, the property provides a generous and practical layout, with particularly strong reception space. A spacious sitting room offers a comfortable and inviting main living area, while a separate dining room is ideal for both formal occasions and day-to-day use. The kitchen is well-appointed and flows through to a breakfast room, creating a sociable hub with a natural connection to the rear garden.

To the first floor, there are four well-proportioned bedrooms, offering flexibility for family life, guests or home working, all served by a neatly presented family bathroom.

Externally, the property enjoys attractive gardens to both the front and rear. The front garden is mainly laid to lawn with mature planting, providing a pleasant approach, while the rear garden has been thoughtfully arranged with a patio seating area, ideal for outdoor dining and entertaining, alongside manageable planted sections.

Further benefits include a garage and driveway parking.

A superbly maintained home in a sought-after village setting, combining space, practicality and a lifestyle that balances countryside living with everyday convenience.

#### **Situation**

The property is located near the centre of this popular Wiltshire village. 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 Dagers 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**

We are advised all mains services are connected.

Agents note: The property is located in a conservation area.

Tenure: Freehold

Council tax band: D

EPC rating: D



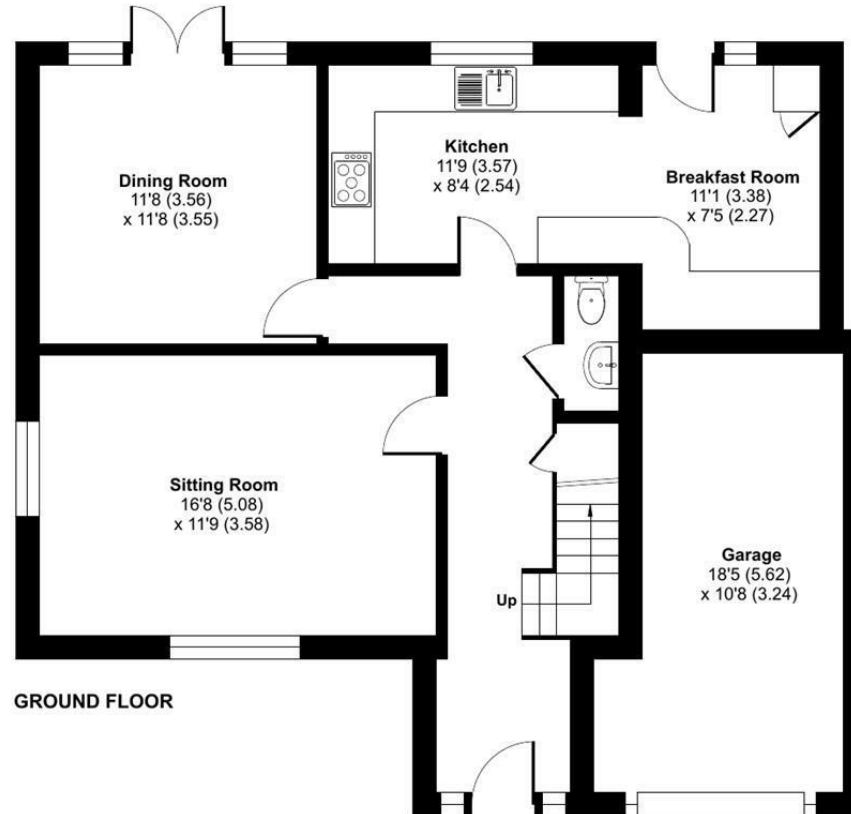
# Carpenters Lane, Bratton, Westbury, BA13

Approximate Area = 1295 sq ft / 120.3 sq m

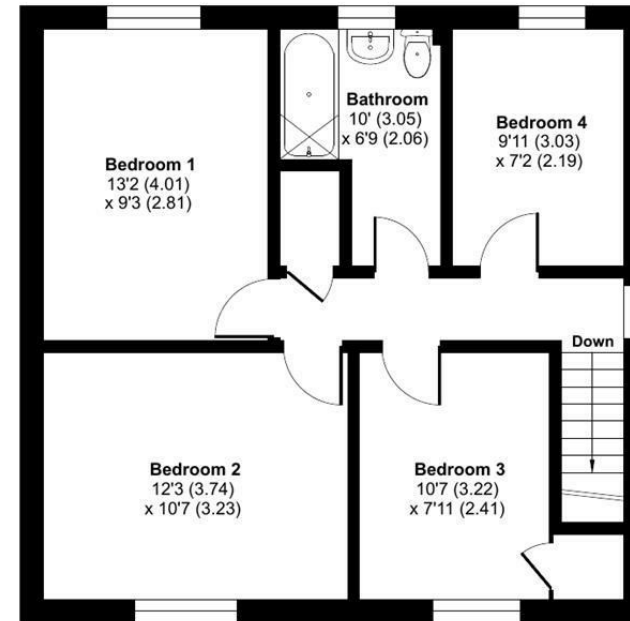
Garage = 167 sq ft / 15.5 sq m

Total = 1462 sq ft / 135.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1449409

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