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Maple House, 13-15 The Butts, Bratton, Westbury, BA13 4SW

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⑨ Maple House, 13-15 The Butts, Bratton, Westbury,  
BA13 4SW

⌚ Guide Price £750,000

A spacious, well presented, five bedroom, three reception room, two bathroom, detached family house which occupies a generous plot, on a sought after road with large, private gardens to the front, sides and rear, detached double garage and ample driveway parking.

- Spacious, Detached Family House
- Five Bedrooms (Four Doubles)
- Three Reception Rooms
- Bathroom & Shower Room
- Impressive Kitchen/Breakfast Room & Large Utility Room
- Large, Private Gardens
- Detached Double Garage & Ample Driveway Parking
- Sought After, Village Location
- NO ONWARD CHAIN

❖ Freehold

⑩ EPC Rating C



A spacious, well presented, detached family house which occupies a generous plot, on a sought after road with large, private gardens to the front, sides and rear, detached double garage and ample driveway parking. NO ONWARD CHAIN

The property offers versatile accommodation over two floors comprising; generous entrance hall with useful store/potential study off, lovely sitting room with feature fireplace and inset woodburning stove, dining room, family room/third reception room with French doors opening onto the rear garden, superb kitchen/breakfast room with an excellent range of units and granite worktops, large utility room, boot room, cloakroom, impressive gallery landing, four double bedrooms, one good sized single bedroom/office, bathroom with freestanding clawfoot bath and separate shower cubicle and a shower room.

Externally there is a good sized, predominately lawned garden to the front which is partly enclosed by walling and hedging. There are gates to both sides of the house, which provide access to a large, private rear garden with paved patio seating area, sections of lawn, mature trees and ornamental bushes.

Detached, double garage with two up and over doors to front. There is driveway parking in front of the garage and to the side of the house for parking numerous vehicles.

#### **Situation**

The property occupies a pleasant position on a small country lane, close to the centre of this popular village which is set under the foothills of the Salisbury Plain. There are delightful walks close by and the village is well served by amenities including a school, public house, post office/general store and a church. The neighbouring village of Edington has a fantastic farm shop and public house/restaurant. Both the highly respected private schools of Dauntsey's and Warminster are within 7 miles of the property. The nearby town of Westbury is less than three miles away and offers town centre shopping and a main line railway station with services to London Paddington. The large towns of Devizes, Trowbridge, Chippenham, Salisbury, Swindon and Bath are all within a thirty mile radius.

#### **Property Information**

Council tax band; G

Tenure; Freehold

Services: Mains drainage, water, electricity and gas

Gas central heating & UPVC double glazing

EPC Rating; C



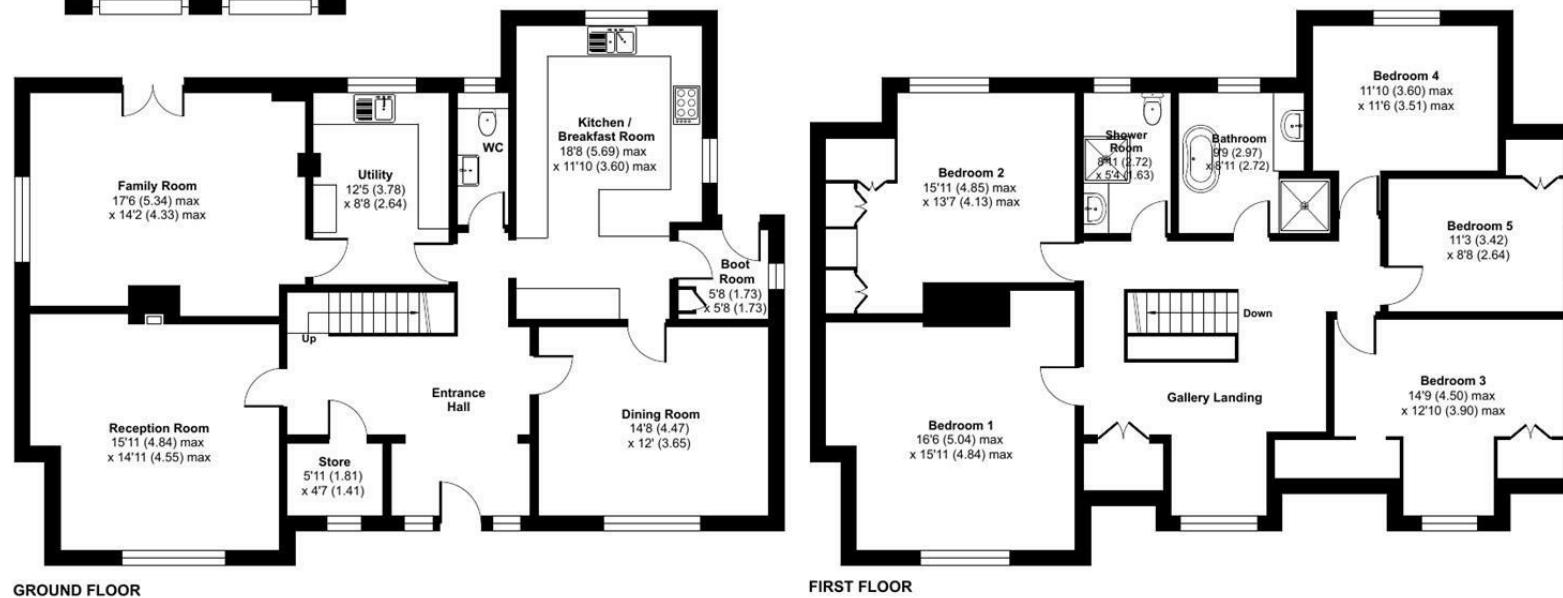
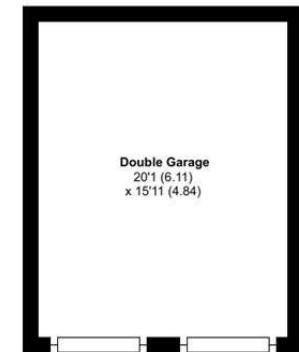
# The Butts, Bratton, Westbury, BA13

Approximate Area = 2566 sq ft / 238.3 sq m

Garage = 318 sq ft / 29.5 sq m

Total = 2884 sq ft / 267.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2026.  
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