





📍 2b Bury Lane, Bratton, Wiltshire, BA13 4RD

🔗 Offers In Excess Of £650,000

An immaculately presented 4-bedroom, detached bungalow, situated in a quiet and popular village location.

- Detached bungalow
- 4-bedrooms
- Immaculately presented throughout
- Sought after and quiet village location
- Sitting on circa 0.23 of an acre plot
- Beautifully landscaped south facing rear terrace
- Double garage and ample driveway parking
- En-suite to principal bedroom
- Elevated position

🏡 Freehold

🏠 EPC Rating D





If you're looking for the quiet, convenient village life then look no further than this immaculately presented, 3/4-bedroom, detached bungalow in the sought after village of Bratton. The home sits on an elevated plot of circa 0.23 of an acre, with beautifully landscaped front and rear gardens, detached double garage and ample driveway parking.

As you enter this inviting home through the front door, an entrance hallway greets you and provides good cupboard space for convenient storage. To the left hand side of the entrance hallway is a formal dining room with large window to the front. Next to the dining room, is the spacious, dual aspect living room, with feature gas fireplace and sliding patio doors, it provides a cosy space in the winter months and the opportunity to blend outside/inside living with warmer weather. The central hub of this fantastic home is the meticulously designed kitchen/breakfast room. With convenience in mind, it boasts a range of integral appliances including; washing machine, tumble dryer, dishwasher, fridge/freezer, double oven/grill, microwave, ceramic hob, as well as ample wall & floor mounted units and a large central island/breakfast bar.

There are 4 well-proportioned, double bedrooms on offer. The principal bedroom has built in wardrobes, a refitted en-suite bathroom and sliding patio doors, giving you the opportunity to start the day with your morning coffee on the landscaped terrace. Further built in storage is also available in double bedrooms 2 & 3, while a flexible bedroom 4/study creates an ideal space depending on your needs.

As you head outdoors, you are presented with a beautifully maintained front garden and immaculately landscaped rear terrace which makes for peaceful and relaxing space to enjoy. There is ample, private driveway parking for multiple vehicles and a double garage with fully electric roller doors.

#### **Situation**

The property occupies a very pleasant position, tucked away down a country lane within this popular village. There are delightful walks on the doorstep including fabulous ones alongside the famous Westbury White Horse as well as a sports field at the end of Court Lane. The village is well served by amenities including a primary school, a public house, post office/general store, two churches, a dispensing GP 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 and Waterloo making this an ideal place to live in with an easy commute up to London. The large towns of Devizes, Trowbridge, Chippenham, Salisbury, Swindon and Bath are all within a thirty mile radius.

#### **Property Information**

We are advised all mains services are connected.

Tenure: Freehold

EPC rating: D

Council tax band: F

Agents note: the property is situated in a conservation area



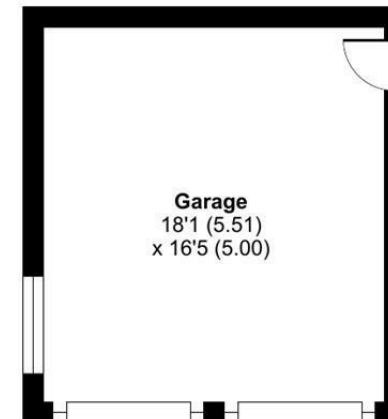
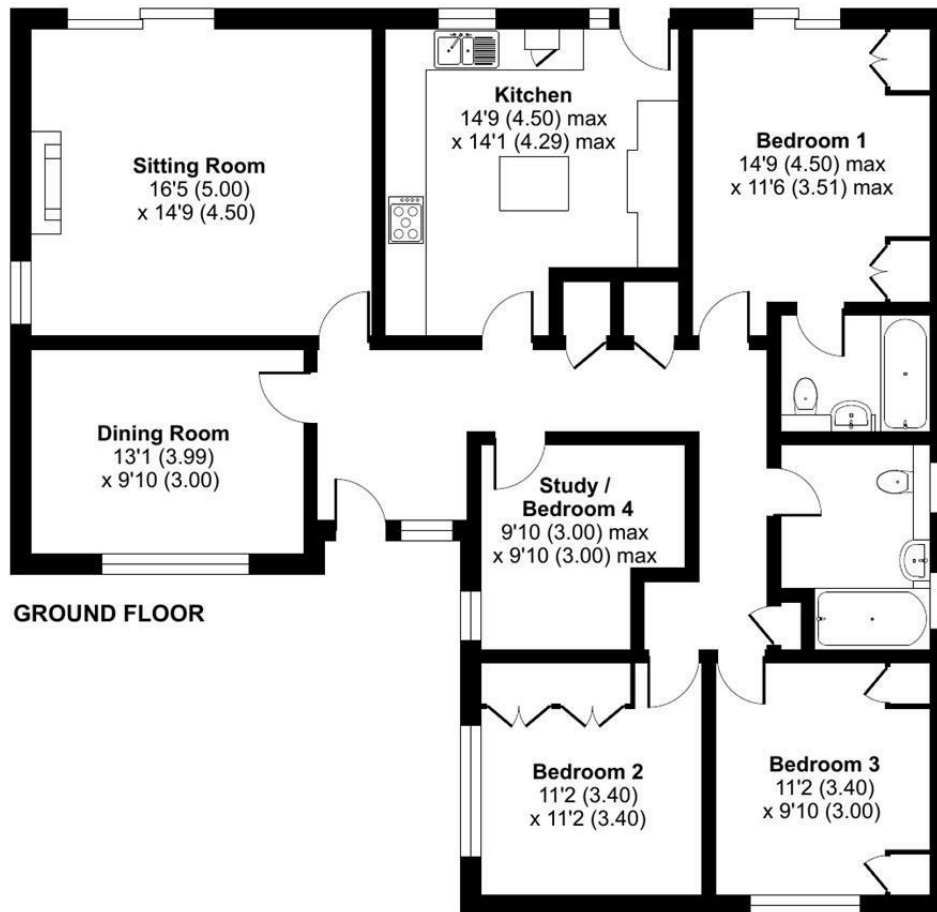
## Bury Lane, Bratton, Westbury, BA13

Approximate Area = 1435 sq ft / 133.3 sq m

Garage = 296 sq ft / 27.4 sq m

Total = 1731 sq ft / 160.8 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). © nitchecom 2024. Produced for Strakers. REF: 1222159

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