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22 White Horse Valley Danesmead Drive, Bratton, BA13 4GT

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⑨ 22 White Horse Valley Danesmead Drive, Bratton,  
BA13 4GT

⌚ Guide Price £610,000

A well-designed, brand new, 4 double bedroom, link detached home featuring an enclosed rear garden, garage and private parking.

- 4 Double Bedrooms
- Single Garage and Private Parking
- Contemporary Kitchen with Dining Area
- Separate Dining Room and Home Office
- Spacious Living Room with Double Doors to Garden
- Main Bedroom with Ensuite and Fitted Wardrobes
- Air source Heat Pump
- EV Car Charger
- 1526 SqFt
- Only 3 of this House Type Available

❖ Freehold

⑩ EPC Rating



Situated within the highly desirable village of Bratton, Plot 22, 'The Fulwell', is an outstanding brand new four double bedroom link-detached family home and has been thoughtfully designed and finished to an high specification by renowned developers Ashford Homes. Offering spacious and versatile accommodation arranged over two floors, this impressive home perfectly blends contemporary style with practical family living.

At the heart of the home is a generous open-plan kitchen/dining area with double doors opening onto the rear garden. The fitted kitchen has shaker style cabinets from Sigma 3 Kitchens and has a full 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, an integrated fridge freezer and laminate worktops. Leading off the kitchen is a practical utility room with its own external door. The property further benefits from a spacious living room with double doors to the rear garden, a separate dining room featuring an attractive bay window, and a versatile reception room to the front - ideal as a home office or study. A convenient ground floor cloakroom completes the ground floor accommodation.

Upstairs, the principal bedroom enjoys fitted wardrobes and a stylish en-suite shower room. Three further generously proportioned double bedrooms are served by a contemporary family bathroom, finished with high-quality sanitaryware and elegant tiling.

Externally, the property benefits from a single garage and private driveway parking, complete with an EV charging point. The fully enclosed rear garden has gated side access and a personnel door leading directly into the garage for added convenience.

For peace of mind, the home is covered by an LABC 10-year warranty, and purchasers may take advantage of a range of additional upgrade options (built dependent).

#### 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 and Bristol. The major centres of Bath, Salisbury, Swindon, and Marlborough are all within a 30 mile radius. 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.

#### 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. Internal photos are taken of the same house type and layout (The Fulwell) but at a different Ashford development. Please note that Plot 22 does not have a bay window in the home office. The photographs depict village scenes from Bratton and are not direct views from any of the homes at White Horse Valley. Flooring is an additional extra. There will be a management company set up. EPC TBC but is predicted to be a B.



# THE FULWELL



Please note that in Plot 22, the Home Office does not have a bay window and that the layout of Plot 28 is in reverse to that of Plot 24 (shown).

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 22 • 24 • 28

## FIRST

**Main Bedroom**  
4.02m x 3.88m  
(13'2" x 12'9")

**Bedroom 2**  
3.51m x 3.88m  
(11'6" x 12'9")

**Bedroom 3**  
3.51m x 3.06m  
(11'6" x 10'0")

**Bedroom 4**  
2.89m x 3.06m  
(9'6" x 10'0")

## GROUND

**Kitchen**  
5.84m x 3.31m  
(19'2" x 10'10")

**Living Room**  
3.99m x 5.03m  
(13'1" x 16'6")

**Dining Room**  
3.51m x 3.55m  
(11'6" x 11'8")

**Home Office**  
3.99m x 2.07m  
(13'1" x 6'9")

**Total Net Sales Area**  
1528 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 firms 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.

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