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3 Reeves Piece, Bratton, Wiltshire, BA13 4TH

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⑨ 3 Reeves Piece, Bratton, Wiltshire, BA13 4TH

⌚ Guide Price £700,000

A beautifully proportioned village family home with a superb 20ft oak framed "David Salisbury" orangery.

- Incredibly Spacious Detached Home (Over 1870sqft)
- 4 Double Bedrooms
- Exceptional Triple Aspect Oak Orangery
- Dual Aspect Sitting Room + A Flexible Study / Family Room
- 19ft Kitchen / Dining Room
- Contemporary Bathroom & Stylish Refitted En Suite
- Private Garden With Views Of Piquet Hill
- Sought After Village With Amenities
- Exclusive Cul-De-Sac Of Just 5 Homes
- Garage & Gated Driveway

❖ Freehold

⑩ EPC Rating C



A handsome 4 double bedroom detached family home built to a Swedish design in 1994, located in a small and exclusive village cul-de-sac of just 5 individual properties set just below the Westbury Downs.

Approached through 5 bar gates that open on to a private driveway providing parking for up to 3 cars, this spacious home has an entrance hall with a downstairs cloakroom and three reception rooms- a dual aspect sitting room, a flexible study/family room, and a simply stunning 20ft triple aspect oak framed "David Salisbury" orangery with underfloor heating. This is a perfect place for dining and entertaining family and friends. The large kitchen/breakfast room is fitted with a good range of units and built in double oven, 4 ring gas hob and integrated dishwasher. On the first floor there are four double bedrooms, the main bedroom featuring a stylish updated en suite and a range of fitted bedroom furniture, and a modern family bathroom.

Externally, alongside the parking there is an integral garage with light and power. The front garden has a lawn flanked by mature trees and shrubs. Gated access to both sides of the property leads to a fully enclosed rear garden which enjoys a good amount of privacy, and has various patio seating areas, a pergola, a lawn with a summerhouse/shed. The garden also enjoys lovely views across countryside up to Piquet Hill, and there are some truly beautiful countryside walks right on the doorstep, including up to the famous Westbury White Horse and the Westbury Downs.

#### **Situation & Directions**

The property occupies a pleasant position in a private cul-de-sac of four other properties, close to the centre of this popular Wiltshire village set under the foothills of the Salisbury Plain. The village is well served by amenities including a school, public house, post officer/general store and a church. The neighbouring village of Edington has a fantastic farm shop and public house/restaurant. The nearby town of Westbury is some three miles distance with 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.

Leave Devizes on the A360 Salisbury Road, continue through the village of Potterne and upon reaching Littleton Panell turn right immediately before Dauntsey School sign posted to Westbury. Go through the villages of Little Cheverell, Erlestoke and Edington and upon reaching Bratton drive past the village memorial which will be found on the right hand side. Turn second left into The Butts where Reeves Piece will be found a little distance along on the left hand side.

#### **Property Information**

Located in a Conservation Area and a Special Landscape Area. Services: All mains services including gas fired central heating. Council Tax: Band F



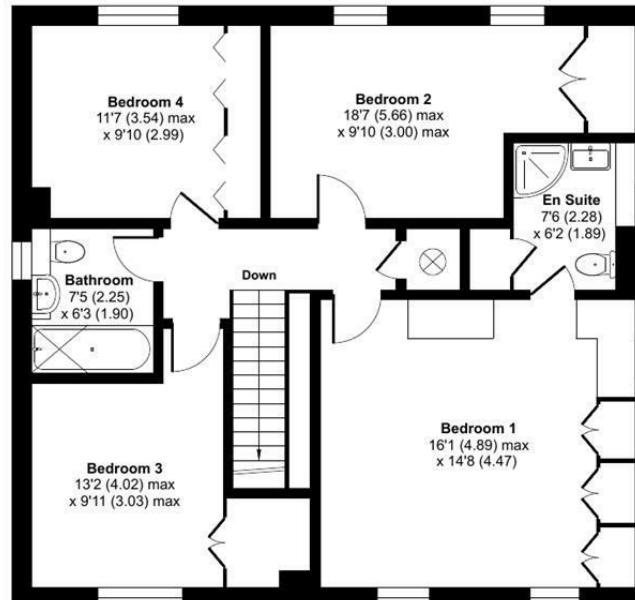
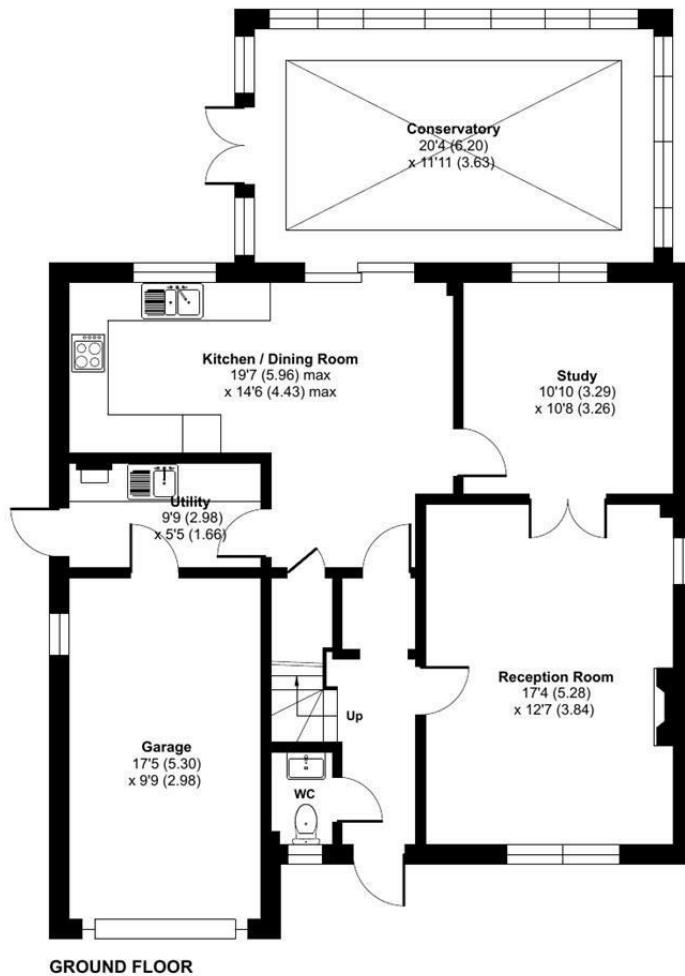
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Approximate Area = 1876 sq ft / 174.2 sq m

Garage = 170 sq ft / 15.7 sq m

Total = 2046 sq ft / 189.9 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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