





📍 18 Ethendun, Bratton, Westbury, BA13 4RX

🏠 Guide Price £500,000

In this highly desirable village location, this beautifully presented detached family home offers four bedrooms, two reception rooms and a conservatory along with charming rear garden and off street parking and single garage.

- Detached
- Popular Village with Amenities
- Beautifully Presented
- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms and Conservatory
- Off Street Parking
- Integral Single Garage
- Rear Garden
- Close to Westbury Train Station

🏡 Freehold

🏠 EPC Rating D





Situated within a highly sought-after village location, this impressive four-bedroom detached family home is finished to a high standard throughout and offers spacious, well-balanced accommodation ideal for modern family living.

The property is entered via a welcoming and spacious entrance hall, leading to a well-appointed living room featuring a central fireplace and a large front-facing window that allows for plenty of natural light. Double doors open into a second reception room, currently used as a dining room, providing a flexible space for entertaining or family use. To the rear, a generous conservatory enjoys views over the garden and offers an additional reception area. The kitchen is beautifully finished, featuring sleek contemporary units with granite worktops and a range of integrated appliances, including a double electric fan oven, induction hob with extractor hood, dishwasher, and larger fridge. Completing the ground floor is a WC and internal access to the single garage.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and a modern en-suite shower room. The family bathroom is presented to a high standard and benefits from both a bath and a separate shower cubicle, complemented by tiled flooring and modern white fittings.

Externally, the property enjoys a driveway providing parking for four vehicles, alongside the single garage. The front garden is mainly laid to lawn with side access leading to the rear garden. The rear garden is predominantly laid to lawn with several patio areas ideal for outdoor dining and entertaining. Additionally, there is a summer house/studio, offering a versatile space suitable for hobbies, home working, or relaxation.

#### **Situation**

The property occupies a pleasant position on a cul-de-sac, 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: E

Mains Connected

Gas Fired Central Heating



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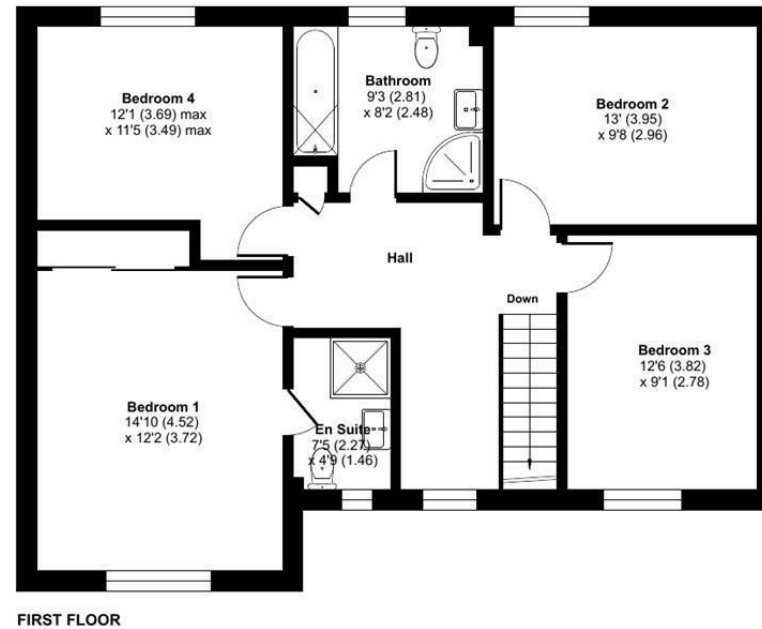
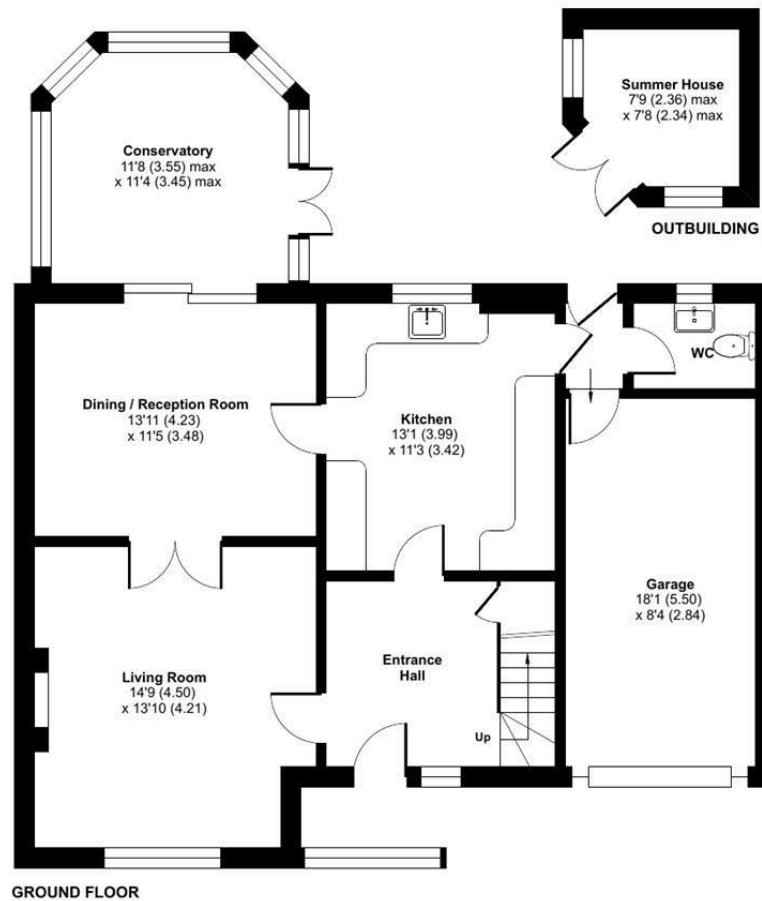
Approximate Area = 1655 sq ft / 153.7 sq m

Garage = 168 sq ft / 15.6 sq m

Outbuilding = 54 sq ft / 5 sq m

Total = 1877 sq ft / 174.3 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 2026. Produced for Strakers. REF: 1406788

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