



## WESTBURY ROAD, BRATTON, BA13 4TE

**£635,000** Freehold

A Charming Century-Old Family Home in the Sought After village of Bratton.  
Spacious Four Bedroom Residence with Beautiful Expansive Gardens.



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A beautiful example of a large family home, believed to be built over a hundred years ago and retaining many charming features, this spacious and extended home is located in the highly sought after village of Bratton and is a rarity to the market.

This versatile home offers four generously sized bedrooms and a selection of spacious reception rooms on the ground floor, perfect for both family living and entertaining.

Upon entering through the front door, you're welcomed into a bright and spacious entrance hall, thoughtfully designed with practical storage solutions and a convenient cloakroom.

The hallway leads into the lounge; a beautifully maintained, light-filled space that provides a cosy and comfortable retreat.

To the left, a separate dining room offers an elegant setting for formal meals and gatherings. This room flows seamlessly into a dedicated study, which can be closed off for privacy and enjoys delightful views of the garden.

At the rear of the property, the kitchen/breakfast room serves as a bright and inviting hub of the home. With direct access to the garden, it's an ideal space for relaxed dining and everyday family life.

Externally, the property sits in beautifully maintained, expansive gardens of approximately a third of an acre, with a directly South facing aspect. In all this is a stunning property in a lovely setting and must be viewed to be appreciated.

The property occupies a very pleasant, elevated position, on the edge of this popular village. There are delightful walks on the doorstep, including fabulous ones alongside the renowned Westbury White Horse.

The village is well served by amenities including a primary school, a public house, a dispensing GP, post office/general store, 2 churches and playing fields .

It's a short distance to the mainline railway station in Westbury, offering services to London Paddington and Waterloo, making this an ideal village to live in and easy commute to London.

Bratton has a bus service linking a range of routes between Westbury, Devizes and Trowbridge. The nearest bus stop is found within just a few metres of the entrance to this property.



- Highly Regarded Village of Bratton
- Approximately Third of an Acre South Facing Garden
- Elevated Position
- Beautifully Presented Detached Home
- Four Double Bedrooms
- Three Reception Rooms
- Kitchen/Breakfast Room
- Garage

Large Entrance Hall

Cloakroom

Lounge

16'8" x 12'10"

Dining Room

13'4" x 10'11"

Study

10'5" x 8'11"

Kitchen/Breakfast Room

17'10" x 10'7"

Master Bedroom

18'2" x 10'6"

En Suite Bathroom

Bedroom 2

17'3" x 10'2"

Bedroom 3

13'4" x 10'11"

Bedroom 4

12'11" x 10'1"

Family Bathroom

Adjoining Single Garage

19'11" x 9'11"

## Westbury Road,, Bratton, Westbury, BA13

Approximate Area = 1727 sq ft / 160.4 sq m  
 Limited Use Area (s) = 23 sq ft / 2.1 sq m  
 Garage = 198 sq ft / 18.3 sq m  
 Total = 1948 sq ft / 180.8 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). © mhcocom 2025. Produced for Paxtons Estate Agents, 107, 1278542.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Council Tax Band: F  
 (Wiltshire Council)  
 Tenure: Freehold  
 Parking options:  
 Driveway, Garage  
 Garden details: Enclosed  
 Garden, Rear Garden  
 Electricity supply: Mains  
 Heating: Gas Mains  
 Water supply: Mains  
 Sewerage: Mains

### Note:

We cannot guarantee the accuracy of this property brochure or the information contained therein and would therefore ask you to satisfy yourself regarding any information.

**Paxtons Estate Agents**  
 15 Hackett Place, Paxcroft Mead,  
 Trowbridge, Wiltshire BA14 7GW  
 Phone: 01225 777696

**Email: [enquiries@paxtonsresidential.co.uk](mailto:enquiries@paxtonsresidential.co.uk)**  
**Web: [paxtonsresidential.co.uk](http://paxtonsresidential.co.uk)**

VAT registration number - 245 9691 64  
 Company Registration: 8776482

