



3 BEDROOM DETACHED | ROSENHEIM RISE, BRATTON, BA13 | GUIDE PRICE £475,000



## DESCRIPTION

Tucked away in a peaceful cul-de-sac on the edge of the highly desirable village of Bratton, this charming three-bedroom detached home offers an exceptional blend of comfort, and contemporary style. Nestled within a generous and beautifully enclosed corner plot, with private pretty gardens. Close to open countryside and The Westbury White Horse. The nearby market town of Westbury; just a few minutes' drive away; provides direct rail services to Bath, Bristol, and London Paddington, making it ideal for commuters and day-trippers alike.

Beyond the solid oak front door, the spacious entrance hall welcomes you with an immediate sense of light and warmth. The ground floor comprises a stylishly appointed sitting room with a feature wood-burning stove, a modern cloakroom, and a bespoke, contemporary kitchen complete with ample storage, integrated appliances, a central island doubling as a breakfast bar, and a separate utility room with a traditional walk-in pantry.

French doors lead into an impressive garden room with underfloor heating; an ideal space for dining and entertaining throughout the seasons, with views over the gardens creating a seamless connection between indoor and outdoor living.

Upstairs, there are three generously proportioned bedrooms. The principal bedroom is wonderfully light, enjoying a dual aspect over the gardens and a beautifully finished en-suite shower room. The second bedroom is a spacious double, while the third is larger than average and ideal as a guest room or office. A luxurious family shower room with a walk-in shower completes the first floor.

Externally, the property sits behind a smart gated





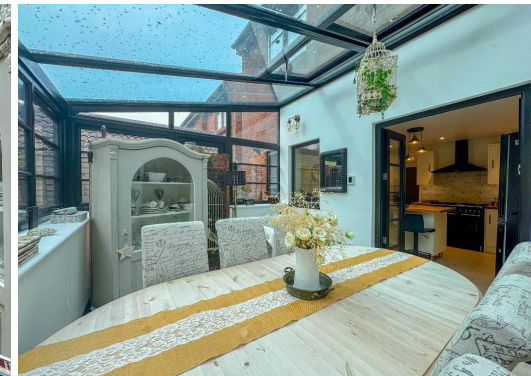
entrance, offering privacy and a welcoming sense of arrival. The South-facing gardens wrap around the property and have been thoughtfully designed, featuring mature trees, and seating areas, ideal for entertaining or quiet relaxation. A gated path leads directly out to scenic countryside walks, including routes up to the iconic Westbury White Horse and through the village itself.

Access leads to a good-sized garage, which has been cleverly converted into a versatile gym, studio, or home office with a useful store room though it could easily be reinstated as a garage if desired, which would accommodate a car.

This delightful home effortlessly combines the feel of a characterful country cottage with the benefits of modern living. Immaculately presented throughout, it's ready to move straight into - ideal for buyers seeking a tranquil lifestyle in a vibrant village community, with easy access to local market towns and direct rail connections to London and Bath.

Nestled on the North-western edge of Salisbury Plain, the picturesque village of Bratton offers an idyllic blend of rural charm and convenient access to modern amenities. This quintessential English village is best known for its stunning countryside views, rich historical character, and its close proximity to the iconic Westbury White Horse; a dramatic chalk figure carved into the hillside, visible for miles around.

Bratton boasts a welcoming community atmosphere, with a range of local facilities including a village shop, a well-regarded primary school, a traditional pub, and a charming village hall that plays host to regular events and gatherings. For those seeking the tranquillity of country life without sacrificing connectivity, Bratton is exceptionally well placed. The nearby market town of Westbury; just a few minutes' drive away; provides direct rail services to Bath, Bristol, and London Paddington, making it ideal for commuters and day-trippers alike.



Surrounded by rolling farmland, walking trails, and areas of outstanding natural beauty, Bratton is perfect for outdoor enthusiasts and those looking to immerse themselves in the peaceful rhythms of countryside living. With its combination of scenic beauty, local heritage, and community spirit, Bratton is a truly special place to call home.

Tenure: Freehold

Council Tax Band: D

Services: Mains gas, water, electricity and drainage

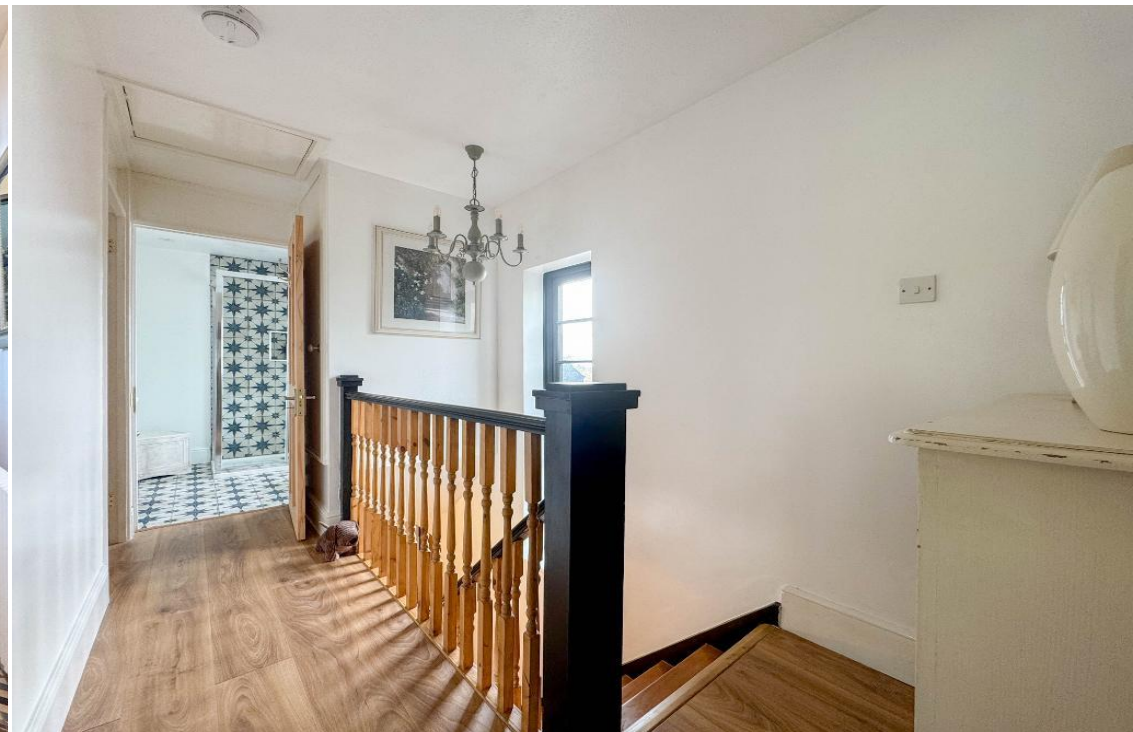
Local authority: Wiltshire County Council

EPC rating: C

## KEY FEATURES

- Beautifully renovated village house
- Master en-suite shower room
- Downstairs cloakroom & separate utility
- Sitting room with wood burning stove
- Well established & private corner plot
- Sought-after village location
- Three good sized bedrooms
- Desirable Kitchen & garden room
- Private south facing garden
- Close to open countryside







ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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