



📍 The Granary Plot 6 Aubreys Yard, Poulshot Road, Poulshot, Wiltshire, SN10 1RW

🏠 £985,000

A simply magnificent 4 double bedroom 'barn style' home measuring 2185sqft. This incredibly high specification link detached new build home is set on this exciting prestigious development by Ashford Homes in the sought after village of Poulshot.

- Beautifully Designed Link Detached Barn Style Home
- High Specification Finish
- Air Source Heat Pump & Underfloor Heating
- Plot 6 Estimated Completion March 2024
- 4 Double Bedrooms
- Luxurious Family Bathroom & En Suite
- Superb Open Plan Kitchen / Living Room
- Two Further Reception Rooms
- Open Fronted Double Carport
- EV Car Charging Point

🏡 Freehold

🏠 EPC Rating B



An absolutely stunning 4 double bedroom link detached barn style home currently under construction by well respected local developers Ashford Homes. This high specification property is located just off the green within the quintessentially English village of Poulshot.

Plot 6 is set in an enviable position at the back of this exclusive new development, with wonderful rural views to the rear and boasts an incredibly spacious layout (2185sqft). A large welcoming hallway opens off to a downstairs cloakroom and useful utility room. The luxurious open plan kitchen / living area features two sets of French doors, an island/breakfast bar, fully integrated appliances and either granite or quartz worktops. There is a separate home office and a spacious dual aspect sitting room. On the first floor there are four good sized double bedrooms complemented by a contemporary family bathroom with quality sanitary ware. The principal bedroom benefits from an excellent walk-in dressing room and a stylish en-suite shower room.

All 9 homes will feature air source heat pumps, under floor heating and come with an LABC 10 year guarantee. Outside, there is a double carport (linked to the carport of Plot 5), parking for 2 cars plus an EV car charging point, a planted/turfed front garden and an enclosed level private rear garden.

Aubreys Yard is a collection of nine new beautifully crafted homes occupying a wonderful rural setting in one of Wiltshire's most popular villages. The development offers a range of house types, all presenting the finest quality of finish.

Situation

Poulshot is the quintessential English village that has an excellent community spirit, and enjoys a large central Green where you often see cricket and football matches going on in the summer months. There is a thriving and very friendly public house 'The Raven' just a stone's throw from Aubreys Yard, an active village hall (where several village clubs and groups meet), the ancient church St Peter's, and a popular farm shop 'Poulshot Lodge Farm' which has been owned and farmed by The Hues Family since 1963. There is also a pre-school/ nursery in Townsend just a mile away from the development. A network of public footpaths is on the doorstep providing excellent walking in the area, and the 'Green Gardens' is a tranquil wooded area and clearing just set off The Green that is open to the village and an ideal space for family picnics. School buses run from the edge of The Green. The well renowned public school Dauntsey's School in West Lavington is only a few miles drive away. The historic market town of Devizes is located close by and has many amenities including a choice of supermarkets, independent shops, a modern leisure centre, schooling for all age groups, and a thriving weekly market. Those with an interest in country and leisure pursuits are well catered for in the area; the Kennet & Avon canal is nearby; part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks- a paradise for canoeists, barges and anglers. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius and there are good road links to London and The West Country via the M4/A303. Main line rail services are available from Chippenham, Pewsey and Westbury.

Services

Mains electric, water and drainage services will be connected. Air source heat pump to heating and hot water. Telephone/Broadband – FTTP – Fibre To The Premises

Specification

Please see Ashford Homes Brochure attached for the full list of features and options and specification for Aubreys yard.

Agents Note

Please note all floorplan measurements have been taken from the plans provided in the brochure but there may be variations in the final build. Computer generated images are for illustrative purposes only. Internal photos are taken from another Ashford Homes development Church Farm in Hilperton purely as an example of the specification used by the developer and are not for Aubreys Yard itself. The photographs depict village scenes from Poulshot and are not direct views from any of the homes at Aubreys Yard.

Management cost - £250 p.a.



PLOT 6

FIRST

Main Bedroom
3.28m x 6.31m
(10'9" x 20'8")

Bedroom 2
2.72m x 4.42m
(8'11" x 14'6")

Bedroom 3
2.72m x 3.42m
(8'11" x 11'3")

Bedroom 4
2.72m x 3.42m
(8'11" x 11'3")

GROUND

Kitchen
5.10m x 5.30m
(16'9" x 17'5")

Living Area
5.10m x 5.30m
(16'9" x 17'5")

Sitting Room
3.87m x 5.10m
(12'8" x 16'9")

Home Office
2.50m x 2.95m
(8'2" x 9'8")

Total Net Sales Area
2185 sq.ft



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.

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