



📍 The Dovecote Aubreys Yard, Poulshot Road,  
Poulshot, Wiltshire, SN10 1RW

🏠 £1,195,000

A handsome high specification barn style new home with an impressive garden of over 1/3 an acre, fabulous views and a barn style double carport.

- ONLY 2 HOMES REMAINING!
- Large Plot Of Over 1/3 An Acre
- 4 Double Bedrooms
- Impressive Dual Aspect Sitting Room
- 30ft Open Plan Kitchen/Dining/Family Room
- Additional Home Office
- Stunning Family Bathroom & En Suite
- Countryside Views To Both Side & Rear
- Open Fronted Double Carport
- EV Car Charging Point

🏡 Freehold

🏠 EPC Rating B



#### ONLY 2 HOMES REMAINING!

A magnificent barn style detached family home set on a generous plot of 0.37 acre, by award winning local developers Ashford Homes. This incredibly high specification new home is located just off the green within the quintessentially English village of Poulshot. 'The Dovecote' (plot 5) is an incredibly spacious at 2465sqft home and is located in arguably the best spot on this exclusive new development- enjoying views to both the side and to the rear over open countryside. The impressive accommodation is both light and airy. A 25ft dual aspect sitting room/reception hall opens into 30ft open plan kitchen/dining/family room with a bespoke kitchen with quality appliances and an island/breakfast bar. Set off the kitchen is a useful home office, a utility room and a WC. Also on the ground floor is a guest bedroom with its own en suite. A fabulous first floor gallery landing opens off three double bedrooms and a contemporary family bathroom with quality sanitary ware. The principal bedroom also benefits from a stylish en-suite shower room.

The wonderful corner plot garden is a notable feature of this house (over 1/3 an acre) and takes in some fine views with an extended Indian sandstone patio being an ideal spot for alfresco eating and entertaining. There is ample space for a pool or tennis court (subject to planning). All 9 homes 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 6), parking for 6 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.

SHOW HOME OPEN (BY APPOINTMENT ONLY).

#### 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

#### 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. Internal photos are a combination of some of Aubreys Yard and some from another Ashford Homes developments as an example of the specification used by the developer and are not necessarily specific for Aubreys Yard itself. The photographs depict village scenes from Poulshot and are not direct views from any of the homes at Aubreys Yard. The video tour is of the show home and other parts of the development and village.

Management cost - £250 p.a.





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.

## PLOT 5

### FIRST

**Main Bedroom**  
4.28m x 4.00m  
(14'0" x 13'1")

**Bedroom 3**  
3.09m x 4.00m  
(10'1" x 13'1")

**Bedroom 4**  
3.09m x 4.00m  
(10'1" x 13'1")

### GROUND

**Entrance Hall**  
6.30m x 7.77m  
(20'8" x 25'6")

**Kitchen / Dining Area**  
5.10m x 4.80m  
(16'9" x 15'9")

**Living Area**  
5.10m x 5.50m  
(16'9" x 18'1")

**Bedroom 2**  
4.10m x 3.97m  
(13'5" x 13'0")

**Home Office**  
2.25m x 3.75m  
(7'5" x 12'4")

**Total Net Sales Area**  
2465 sq.ft