



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

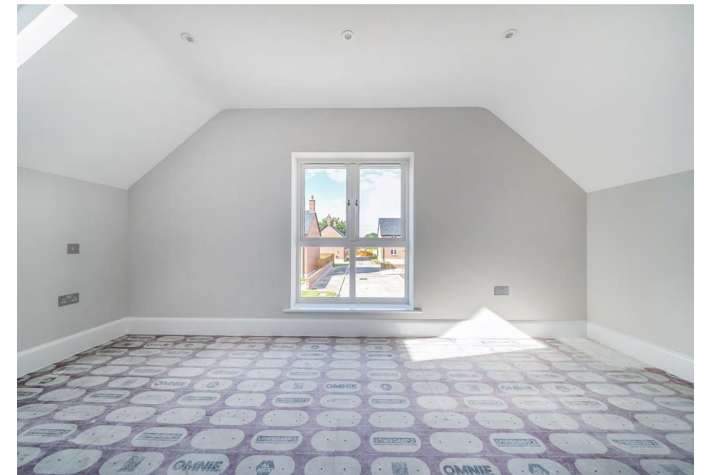
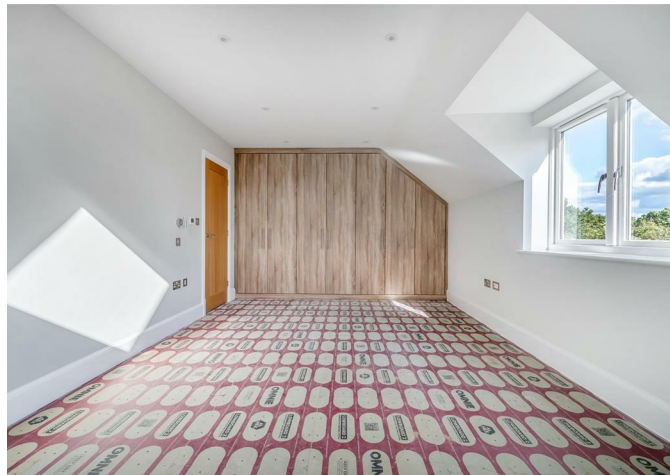
🏠 Guide Price £795,000

A stylish new detached family home built to a high specification finish, located within the much sought after village of Poulshot.

- Superb High Specification New Home
- Exclusive Development Of Just 9 Homes
- 4 Double Bedrooms
- Stunning Kitchen/Dining Room
- Useful Utility Room & Cloakroom
- 16ft Dual Aspect Sitting Room
- Additional Home Office
- Stunning Family Bathroom & En Suite
- Open Fronted Carport & Driveway Parking
- EV Car Charging Point

🏡 Freehold

🏠 EPC Rating B



Show home open by appointment

'The Lodge' is an exceptional new home built by award winning local developers Ashford Homes in the popular village of Poulshot. Totalling 1808sqft, this spacious individually designed family home is finished to a high specification with underfloor heating to the ground floor, an air source heat pump, a superb kitchen and luxurious bathrooms. Internally, the hallway with downstairs cloakroom, opens off to a wonderfully light dual aspect sitting room with two sets of French doors opening on to an extended patio sun terrace. A gorgeous two toned kitchen with island and breakfast bar features quartz worktops and a range of high quality integrated appliances. Set off the kitchen is a walk-in larder cupboard and a useful utility room. On the first floor there are four good double bedrooms (main bedroom with fitted wardrobes), an en suite shower room and a family bathroom (both tiled).

Outside, there is an integral carport, parking for several cars plus an EV car charging point. A large Indian sandstone patio has steps down to 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.

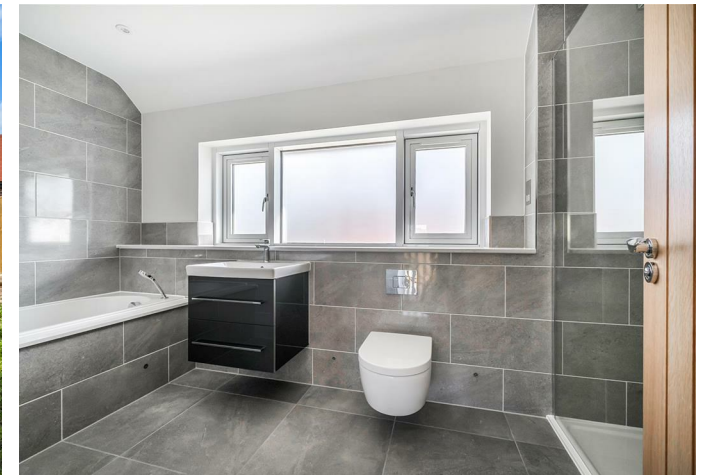
Services

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

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.

Management cost - £250 p.a.



PLOT 8

FIRST

Main Bedroom

3.40m x 6.00m
(11'2" x 19'8")

Bedroom 2

3.45m x 4.90m
(11'4" x 16'1")

Bedroom 3

3.01m x 4.90m
(9'11" x 16'1")

Bedroom 4

3.43m x 2.70m
(11'3" x 8'10")

GROUND

Kitchen

3.40m x 6.05m
(11'2" x 19'10")

Living Room

4.90m x 4.90m
(16'1" x 16'1")

Home Office

2.57m x 2.65m
(8'5" x 8'8")

Total Net Sales Area

1808 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.