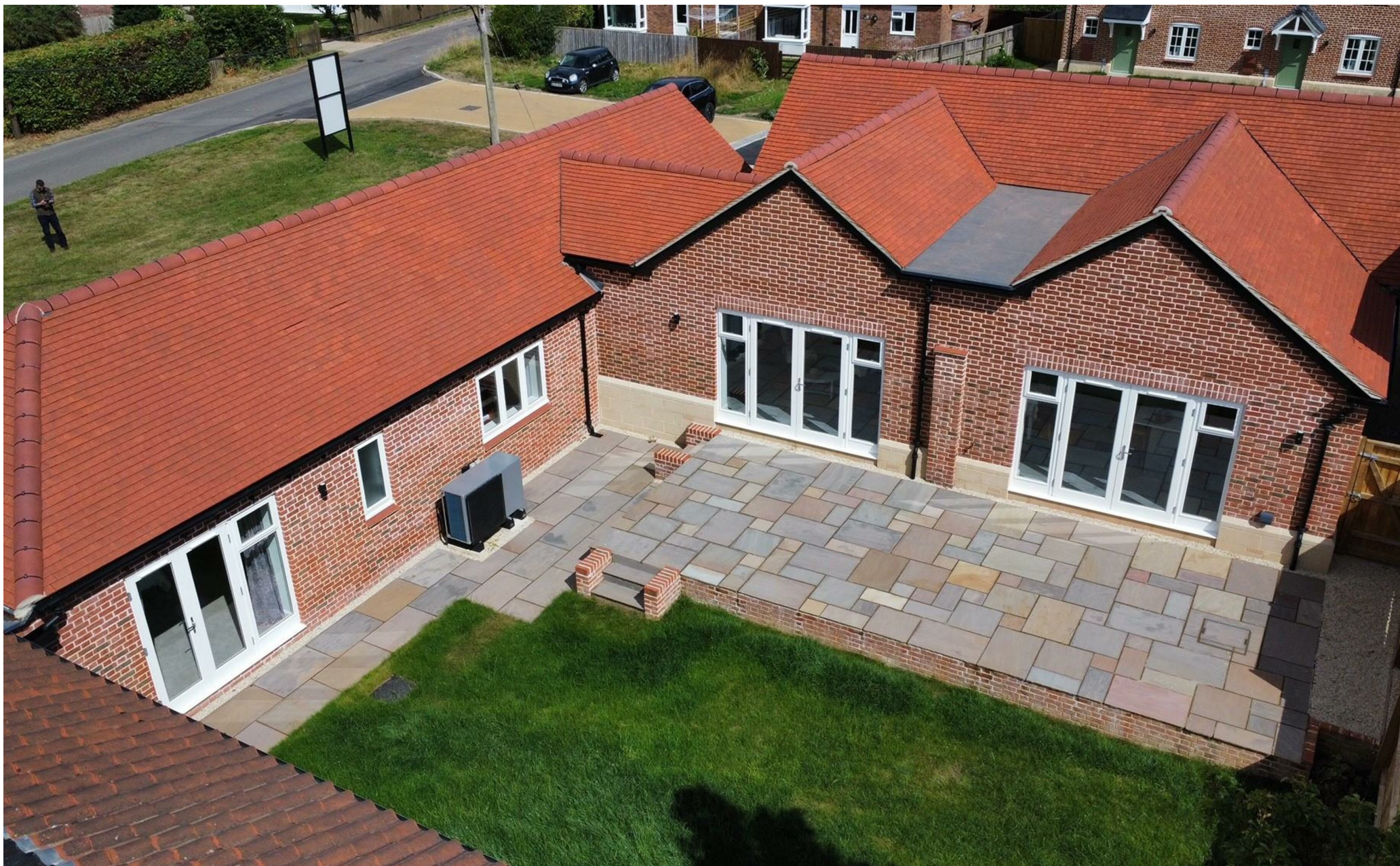




📍 9 Aubreys Yard, Poulshot, Wiltshire, SN10 1RW

🏠 Guide Price £825,000

A magnificent 3/4 bedroom detached bungalow set on the edge of this prestigious development with a superb open plan kitchen/dining room, south facing, private enclosed garden and off road parking.

- Only 3 Homes Remaining!
- Superb New Bungalow (1797 sqft)
- High Specification Finish
- 3/4 Bedrooms
- Fantastic Open Plan Kitchen/Dining Room
- Additional Utility & Cloakroom
- South Facing Garden
- Ample Parking
- EV Car Charging Point
- Quintessentially English village of Poulshot

🏡 Freehold

🏠 EPC Rating C



Show Home Open By Appointment Only.

A beautifully designed individual single storey contemporary home built by the well respected local developers Ashford Homes. This high specification property is located just off the green within the quintessentially English village of Poulshot. READY TO MOVE IN NOW.

Plot 9 (The Show Home) is set on the edge of this exclusive new development and boasts an impressive layout (1797sqft). At the front of the property, there is a versatile bedroom/home office, a 16ft living room and a cloakroom. Towards the back of the property there is a large open plan kitchen/dining area with two sets of French doors leading to the garden. The luxurious kitchen features an island/breakfast bar, fully integrated appliances and either granite or quartz worktops. On the right of the property there are three double bedrooms and a contemporary family bathroom. The vaulted main bedroom also benefits from French doors opening to the garden, bespoke fitted wardrobes and a stylish ensuite. All 9 homes feature air source heat pumps, under floor heating and come with an ABC 10 year guarantee. Outside, there is parking for 2 cars plus an EV car charging point, a planted/turfed front garden and an enclosed turfed rear garden which is south facing.

Aubreys Yard is a collection of nine new beautifully crafted homes occupying a wonderful rural setting in one of Wiltshire's most popular villages.

All flooring is included.

#### **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.

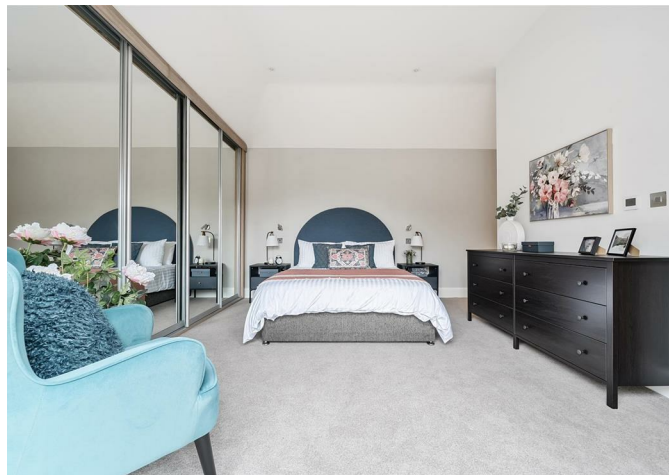
#### **Services**

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 Notes**

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 plot 9 at Aubreys Yard and is an example of the specification used by the developer. 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.





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 9

### GROUND

#### Kitchen

3.75m x 5.18m  
(12'4" x 16'12")

#### Dining Area

3.75m x 5.18m  
(12'4" x 16'12")

#### Living Room

4.08m x 4.92m  
(13'5" x 16'2")

#### Main Bedroom

4.10m x 4.08m  
(13'5" x 13'5")

#### Bedroom 2

2.80m x 4.80m  
(9'2" x 15'9")

#### Bedroom 3

2.75m x 4.10m  
(9'0" x 13'5")

#### Bedroom 4 /

#### Home Office

2.79m x 4.19m  
(9'2" x 13'9")

#### Total Net Sales Area

1797 sq.ft

**Disclaimer** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.