



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

🏠 Guide Price £995,000

A most handsome double fronted family home with an incredibly high specification. Set on this exciting and prestigious new development by Ashford Homes in the village of Poulshot.

- ONLY 3 HOMES REMAINING!
- A Superb Individual New Home
- 4 Double Bedrooms
- An Impressive Open Plan Kitchen/Living/Dining Room
- Large Living Room
- Additional Home Office
- Countryside Views To The Rear
- Large Garden
- Open Fronted Double Carport and Ample Parking
- Air Source Heat Pump & Underfloor Heating

🏡 Freehold

📊 EPC Rating B



A beautifully designed double fronted detached family home 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 Farmhouse' (plot 7) is a stunning looking home and is located at the back of this exclusive new development enjoying open views to the rear over countryside. The accommodation is wonderfully light and airy, and amounts to 2163sqft. Internally the good sized hallway opens off to a home-office3 /snug and a downstairs cloakroom. The heart of any home is the kitchen and this house is no exception. 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. Completing the ground floor is a separate 20ft dual aspect sitting room and a useful utility room. On the first floor there are four generous double bedrooms complemented by a contemporary family bathroom with quality sanitary ware. The principal bedroom benefits from a stylish en-suite shower room and built in cupboards.

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, ample parking 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.

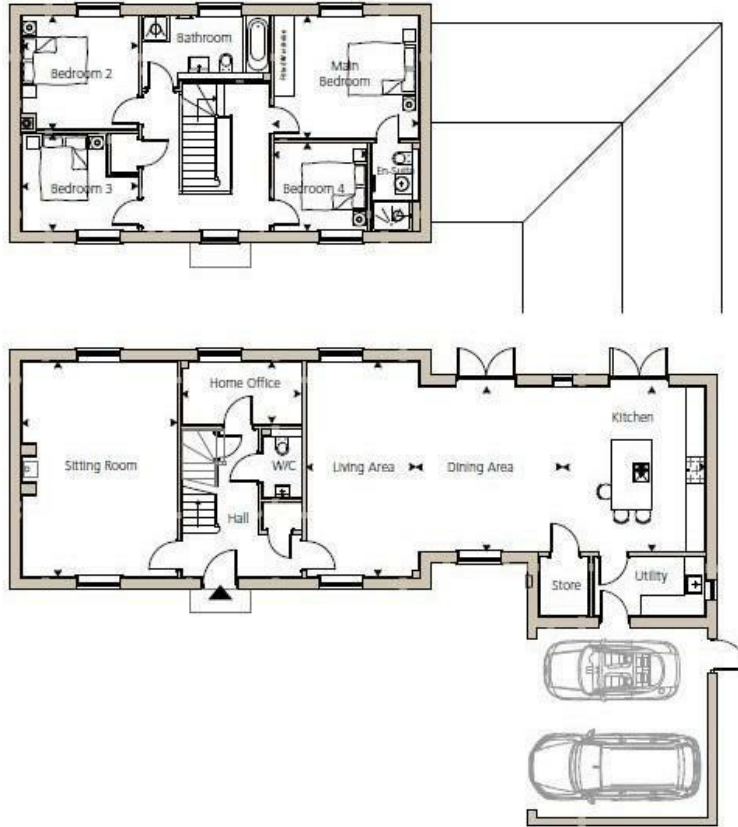
Services

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

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. The photographs depict village scenes from Poulshot and are not direct views from any of the homes at Aubreys Yard. Flooring and turfed rear gardens are not included. 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 7

FIRST

Main Bedroom
3.65m x 4.29m
(11'12" x 14'1")

Bedroom 2
3.38m x 3.47m
(11'1" x 11'4")

Bedroom 3
2.89m x 3.47m
(9'5" x 11'4")

Bedroom 4
2.62m x 2.77m
(8'6" x 9'1")

GROUND

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

Dining Area
3.60m x 4.90m
(11'10" x 16'1")

Living Area
3.32m x 6.40m
(10'11" x 20'12")

Sitting Room
4.62m x 6.40m
(15'2" x 20'12")

Home Office
1.87m x 3.55m
(6'2" x 11'8")

Total Net Sales Area
2163 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.