



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

🏠 Guide Price £795,000

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

- 4 Double Bedroom, Detached Family Home
- OPEN TO OFFERS!
- Flooring Included Throughout
- Award Winning Development
- Stunning Kitchen/Dining Room
- Useful Utility Room & Separate Cloakroom
- 16ft Dual Aspect Sitting Room
- No Chain and Ready to Move into!
- Open Fronted Carport & Driveway Parking
- EV Car Charging Point

🏡 Freehold

🏠 EPC Rating B



STAMP DUTY PAID - *T&C'S APPLY - Please ask Agent for further information.

Aubrey's Yard has been awarded the LABC West of England Regional Award for 'Best Medium Volume New Housing Development'.

'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 throughout, 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. There is also a separate work from home study.

On the first floor there are four good double bedrooms (main bedroom with fitted wardrobes), an en suite shower room and a family bathroom.

Flooring is included throughout the property.

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.

The Lodge is the LAST REMAINING property available and is ready to move into!

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. Underfloor Heating. 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. 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.