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Plot 18, Courtfield Gardens Polebarn Road, Trowbridge,
Wiltshire, BA14 7EG

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Plot 18, Courtfield Gardens Polebarn Road, Trowbridge, Wiltshire, BA14 7EG

£360,000

Plot 18 is a characterful, three bedroom, two bathroom, home arranged across two upper floors, offering a flexible and sociable way of living, lawned garden and allocated parking for two cars. Part of the prestigious Courtfield Gardens development, this thoughtfully laid-out home is ready and waiting to be enjoyed from day one.

- Stunning Period Conversion
- Over 1400 Square Feet Of Accommodation
- Three bedrooms
- Impressive, Open Plan Living space
- Beautifully Appointed Bathroom & Shower Room
- Built by award-winning Ashford Homes – multiple LABC award winners in 2024 and 2025
- 6 year Professional Consultant's Certificate For Complete Peace Of Mind
- Chain free and ready to move into – no delays, no hassle
- Prime town centre location with facilities on your doorstep
- TWO ALLOCATED PARKING SPACES WITH EV CHARGING POINT

Leasehold

EPC Rating E









A characterful three bedroom home arranged across two upper floors, offering a flexible and sociable way of living.

The first floor is home to the main bedroom with its own en-suite shower room, a third bedroom, and a family bathroom appointed with a freestanding roll top bath and separate shower. Above, the top floor opens into a generous kitchen, dining and living space, with a second bedroom completing the level.

A private garden and two allocated parking spaces with an EV car charging point complete the offering.

Courtfield Gardens is a new development of 20 one-to-four bedroom homes in the heart of Trowbridge, Wiltshire, a town known for its rich history, good transport links, and strong sense of community. At its heart stands Courtfield House, a Grade II* listed building and one of Trowbridge's most significant historic properties. Built around 1762 by local clothier John Cockes, its Flemish bond brickwork and double-pile plan reflected the town's rise as a centre of woollen cloth production, combining gracious reception rooms with working weaving spaces.

Over the next century the house evolved substantially: workshops and attics were expanded in the 1770s-80s, bay windows added in the mid-19th century, and between 1860-87 the workshops were absorbed into the home itself, with an Arts and Crafts-style garden elevation, a new coach house, and a striking herringbone-brick loggia room added above. Owned by woollen manufacturers until the mid-20th century, the house later became Roundstone Preparatory School from the 1970s until its closure in 2012. Now carefully restored as four unique homes, Courtfield House continues its 260-year story as part of Courtfield Gardens.

Situation
Located in the centre of Trowbridge, you have a fantastic range of shops, restaurants, a cinema complex, schools for all ages, and open green spaces all within easy reach. The railway station provides regular services to Bath, Bristol, Salisbury, and Southampton, while the A350 and A36 offer swift road connections. Junction 17 of the M4 is around 30 minutes away, and charming nearby towns including Bath, Bradford on Avon, and Melksham are all easily accessible.

Property Information
EPC Rating; TBC

Council Tax Band: TBC

Services; Mains electricity, water and drainage

Electric Heating

Tenure; Leasehold







PLOT 18

TOP FLOOR

Kitchen / Dining Room / Living Room
5.33m x 8.76m
(17'6" x 28'9")

Bedroom 2
2.73m x 4.36m
(8'12" x 14'4")

Total Net Sales Area
1475 sq.ft





FIRST FLOOR

Main Bedroom
4.75m x 5.19m
(15'7" x 17'0")

Bedroom 3
2.91m x 2.08m
(9'7" x 6'10")

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 firms 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.

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