



📍 Plot 16, Courtfield Gardens Polebarn Road,  
Trowbridge, Wiltshire, BA14 7EG

🏠 £235,000

Welcome to Plot 16 – a beautifully presented two-bedroom end-terraced home that sets a new standard for modern, efficient living. Part of the exclusive Courtfield Gardens development, this impressive property combines high-specification finishes, cutting-edge green technology, and an unbeatable town centre location.

- Air source heat pump with underfloor heating throughout
- EPC B rated – save over £420 a year on energy bills compared to older properties\*
- Built by award-winning Ashford Homes – LABC award winners in 2024 and 2025
- Two bedrooms with fitted wardrobes to the main bedroom
- EV car charging point and dedicated parking
- Bright open-plan kitchen/living area with French doors opening onto a courtyard
- LABC 10-year structural warranty for complete peace of mind
- Prime town centre location with excellent transport links, and leisure facilities on your doorstep

🏠 Chain free and ready to move into – no delays, no hassle

🏠 EPC Rating B



CHAIN FREE & MOVE-IN READY! 2-bed end-terrace with EPC B rating – save £420 per year on energy bills, air source heat pump, underfloor heating, EV charging & 10-year warranty. Award-winning Ashford Homes.

Step inside and you're immediately greeted by a bright, generous open-plan kitchen and living area – the perfect space for relaxing or entertaining – with French doors that draw natural light in and open seamlessly onto your private courtyard. A handy ground-floor cloakroom adds everyday practicality, while upstairs two well-proportioned bedrooms offer a peaceful retreat. The main bedroom benefits from fitted wardrobes, and both rooms are served by a stylish, contemporary family bathroom.

Outside, a side garden with ornamental planting and fencing provides a welcoming green space, while the enclosed rear patio offers a private spot to unwind or enjoy some fresh air. A dedicated parking space with EV charging point completes the picture.

This home works hard for you behind the scenes. Achieving an impressive EPC B rating, Plot 16 is far ahead of the typical older property rated D or E. Built with high-performance insulation, airtight construction, an advanced air source heat pump, and underfloor heating throughout, you'll enjoy consistent warmth in every room – without the bills to match. Buyers moving from an older property could save on average over £420 a year on their energy costs.\*

Courtfield Gardens is a prestigious collection of just 20 homes – 16 stunning new builds alongside four unique residences within a meticulously restored Grade II\* Listed building. Every home has been crafted by Ashford Homes, a celebrated local developer and proud recipient of multiple LABC awards in both 2024 and 2025, including the National Award for Best Development. For complete peace of mind, the property also comes with a 10-year LABC structural warranty.

#### 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

Underfloor heating via an air source heat pump

Tenure; Freehold

This is low-maintenance, high-quality living in one of Wiltshire's most well-connected locations – ready and waiting for you to make it your own.

Source: Watt a Save, 2026 – Home Builders Federation (HBF) and Octopus Energy



# PLOT 16

## FIRST

Main Bedroom  
3.33m x 2.45m  
(10'9" x 8'0")

Bedroom 2  
2.09m x 4.06m  
(6'10" x 13'4")

## GROUND

Kitchen /  
Living Area  
4.03m x 5.30m  
(13'3" x 17'5")

Total Net Sales Area  
602 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 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.