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Plot 17, Courtfield Gardens Polebarn Road, Trowbridge,
Wiltshire, BA14 7EG

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£185,000

Plot 17 is a stunning, one double bedroom, ground floor apartment with it's own front door, which combines a beautiful, contemporary interior with an incredibly attractive, period exterior. Part of the prestigious Courtfield Gardens development, this spacious home benefits from it's own garden and allocated parking.

- Beautifully Appointed Ground Floor Apartment With Its Own Front Door
- One Double Bedroom
- Luxury Fitted kitchen With Integrated Appliances.
- Allocated Parking & EV Charging Point
- Section Of Garden (Not Communal)
- 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

Leasehold

EPC Rating F









Courtfield Gardens is an exclusive 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 2024

A beautifully considered ground floor apartment that makes the most of its generous proportions. From the welcoming entrance hall – which also gives access to a bathroom and cloakroom – the space opens into a broad, light-filled kitchen and living area, ideal for relaxed everyday living. A private garden and allocated parking are included.

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; F

Council Tax Band: TBC

Services; Mains electricity, water and drainage

Electric Heating

Tenure; Leasehold

Ideal for first-time buyers, downsizers, or investors seeking a smart, sustainable home in a well-connected location – Plot 20 is contemporary living combined with period charm







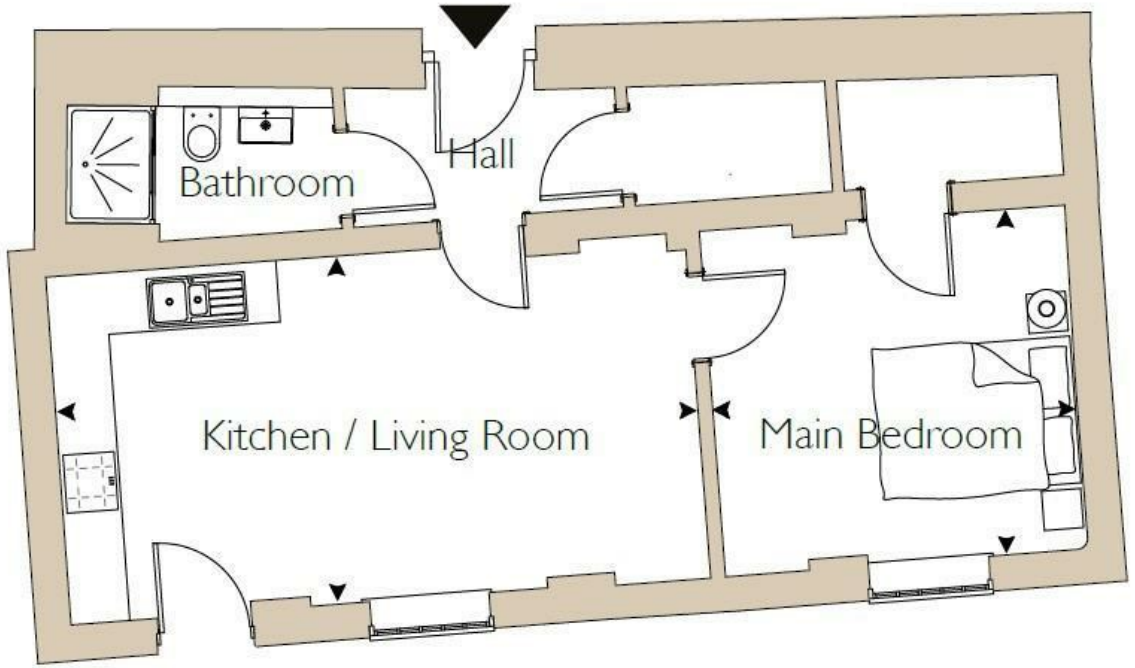
PLOT 17

GROUND FLOOR

Kitchen / Living Room
3.54m x 6.53m
(11'7" x 21'5")

Main Bedroom
3.68m x 3.52m
(12'1" x 11'7")

Total Net Sales Area
560 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.

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