

strakers

Plot 1, Courtfield Gardens Polebarn Road, Trowbridge, Wiltshire, BA14 7EG

In branch | Online | On the move
strakers.co.uk

Plot 1, Courtfield Gardens Polebarn Road, Trowbridge, Wiltshire, BA14 7EG

£450,000

Plot 1 is a spectacular four-bedroom end-terraced home that combines exceptional space, flexible living, and outstanding energy efficiency across three beautifully arranged floors. Occupying a sought-after end-of-terrace position within the prestigious Courtfield Gardens development, this high-specification home enjoys additional natural light, a more generous plot, and is ready to move into from day one.

- EPC B rated – save over £420 a year on energy bills*
- Air source heat pump with underfloor heating throughout – individual room thermostats, no radiators
- Four bedrooms across three floors – generous, flexible accommodation
- Main bedroom with dressing room and en-suite – a luxurious top-floor retreat
- Bedroom two with its own en-suite – ideal for guests or teenagers seeking privacy
- Contemporary kitchen with French doors opening onto the garden
- End-terraced position – additional privacy, natural light
- EV charging point with convenient dedicated parking
- Built by award-winning Ashford Homes – LABC award winners in 2024 and 2025
- 10-year LABC structural warranty for complete peace of mind

Freehold

EPC Rating B









CHAIN FREE & MOVE-IN READY. Impressive 4-bed end-terrace with EPC B rating – save £420 per year on energy bills! 2 en-suites, air source heat pump, underfloor heating & EV charging. Built by award-winning Ashford Homes

The ground floor provides a versatile and practical foundation for daily life. A double bedroom – perfect as a guest room, home office, or hobby space – sits alongside a convenient cloakroom. To the rear, a contemporary kitchen offers a stylish and functional cooking and dining space, with elegant French doors opening directly onto the garden to create a bright, seamless connection between indoors and out.

The first floor delivers a real point of difference – a generous, dedicated living room that provides a comfortable and private space to relax or entertain, well away from the bustle of the kitchen. A further double bedroom and a modern family bathroom complete this level, offering flexible accommodation for older children, guests, or extended family.

The top floor is where Plot 1 truly excels. The main bedroom is a luxurious retreat, complete with a dedicated dressing room and a private en-suite bathroom. A fourth double bedroom on this floor benefits from its own en-suite shower room, delivering the comfort and privacy that growing families and frequent visitors will truly appreciate.

Situation
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 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. 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
Council Tax Band: TBC

Services; Mains electricity, water and drainage

Underfloor heating via an air source heat pump

Tenure; Freehold

Dedicated parking spaces with integrated EV charging point makes sustainable, day-to-day living effortless.

As the first home in this exclusive development, Plot 1 makes a statement – a generous, beautifully specified family home with two en-suites, a dedicated living room, and an enviable end-of-terrace position in one of Wiltshire's most well-connected locations.

With an EPC B rating, Plot 1 significantly outperforms older properties typically rated D or E. An advanced air source heat pump and underfloor heating throughout – with individual thermostats in every room – deliver consistent, efficient warmth across all three floors, with no radiators to interrupt your interiors. New build homeowners save on average over £420 a year on energy bills compared to those in older properties.*

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









PLOTS 1 • 5

SECOND

Main Bedroom
3.08m x 4.25m
(10'1" x 13'11")

Bedroom 2
3.08m x 4.08m
(10'1" x 13'5")

FIRST

Living Room
4.60m x 4.25m
(15'1" x 13'11")

Bedroom 3
2.53m x 4.08m
(8'4" x 13'5")

GROUND

Kitchen
4.60m x 4.25m
(15'1" x 13'11")

**Bedroom 4 /
Home Office**
3.19m x 3.70m
(10'6" x 12'2")

Total Net Sales Area
1539 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.

strakers

For further details 01225 617030
trowbridge@strakers.co.uk

In branch | Online | On the move
strakers.co.uk