

strakers

8 Aubreys Yard, Poulshot, Wiltshire, SN10 1FJ

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

8 Aubreys Yard, Poulshot, Wiltshire, SN10 1FJ

Offers In Excess Of £700,000

A stylish new detached 4 bedroom family home built to a high specification finish, located within the much sought after village of Poulshot with flooring included throughout.

- Superb High Specification Detached Home
- 4 Double Bedrooms
- Stunning Open Plan Kitchen Dining Room
- 16ft Dual Aspect Sitting Room with Double Doors to the Garden
- Useful Utility Room & Separate Cloakroom
- Air Source Heat Pump & Underfloor Heating
- Ample Driveway Parking
- EV Car Charging Point
- Flooring Included Throughout
- No Chain

Freehold

EPC Rating B









Unexpectedly back to the market- The Lodge is an exceptional new home by the award-winning local developer Ashford Homes, set within the sought-after village of Poulshot. Extending to approximately 1,808 sq ft, this beautifully designed home offers generous, light-filled living spaces finished to an outstanding specification. Modern design includes underfloor heating throughout, an energy-efficient air source heat pump, a striking contemporary kitchen and elegantly appointed bathrooms.

The welcoming entrance hall, complete with a downstairs cloakroom, leads through to a superb dual-aspect sitting room where natural light pours in through two sets of French doors opening onto an expansive sun terrace. At the heart of the home, the beautifully crafted two-tone kitchen features a breakfast bar, quartz worktops and a range of premium integrated appliances, complemented by a walk-in larder and a separate utility room. A dedicated study provides the ideal space for home working. Upstairs, four generously proportioned double bedrooms offer comfortable and flexible accommodation, including the main bedroom with fitted wardrobes and a stylish en suite shower room, alongside a contemporary family bathroom. High-quality flooring runs seamlessly throughout the property.

Outside there is an integral car port and plenty of parking. There is a side gate which leads to a generous Indian sandstone patio which creates the perfect setting for outdoor entertaining, with steps leading down to a private, enclosed and level rear garden.

Please note the main image has been edited with AI to show how the house will look with garage doors on. Planning permission has been submitted for the garage doors and Ashford Homes will cover the cost of these. Please ask agent for more information.

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.

Agents Notes
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.
Please note the main image has been edited with AI to show how the house will look with garage doors on. Planning permission has been submitted for the doors and Ashford Homes will cover the cost of these. Please ask agent for more information.

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.







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.

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 01380 723451
devizes@strakers.co.uk

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