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📍 Plot 6 Townsend Farmyard, Poulshot, Wiltshire, SN10 1FF

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🏠 Guide Price £495,000

An exclusive development of just 14 energy-efficient, Net Zero homes, brought to you by Gaiger Homes, each featuring a generous garden, in the highly sought-after village of Poulshot.

- 3 Bedroom Detached Home
- Built by the Renowned Gaiger Brothers
- Open Plan Kitchen/Dining Room with Doors to Rear Garden
- Spacious Sitting Room with Doors to Rear Garden
- Main Bedroom with Ensuite and Fitted Wardrobes
- Popular Village Location
- Large Rear Garden with Indian Sandstone Patio
- Air Source Heat Pump, Solar Panels and EV Car Charger.
- Double Garage and Private Driveway Parking

🏠 Freehold

🏠 EPC Rating A



This beautifully crafted, double-fronted detached home is brand new, built by the reputable Gaiger Brothers, and offers generous living space with a substantial rear garden and double garage. Gaiger Homes are the development arm of Gaiger Brothers, a long-established, family-run building and development company renowned for its quality and professionalism.

Upon entering through the large porch, you are welcomed into a spacious hallway that leads directly into the impressive open-plan kitchen and dining room with double doors leading to the garden. The premium Masterclass kitchen (see CGI image) is finished with quartz worktops, a breakfast bar and integrated NEFF appliances, including a dishwasher, fridge, freezer, double oven and induction hob. The ground floor also includes a generous living room with double doors to the garden, a utility room with space for a washing machine/tumble dryer and cupboards, complemented by laminate worktops, and a convenient WC.

Upstairs, the main bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. Bedrooms two and three are both well proportioned and served by a stylish family bathroom, which includes a shower over the bath.

Outside, the property enjoys a large, seeded garden with an Indian Sandstone patio, perfect for outdoor dining. A double garage with electric doors and an EV charging point sits alongside a private driveway with parking in front of the garage.

The homes at Townsend Farmyard are designed with energy efficiency in mind, featuring modern insulation, high-performance glazing, solar panels and air-source heat pumps to help reduce running costs.

Situation

Townsend Farmyard enjoys an attractive rural setting in one of the area's most sought-after villages. Poulshot centres around a large Green and offers a range of local amenities, including the friendly village pub- The Raven, a farm shop, St Peter's Church, and a busy village hall that hosts numerous clubs and community groups. A pre-school and nursery also contributes to the village's strong community spirit. A network of public footpaths lies just beyond the doorstep, providing wonderful countryside walks. Close to the Green is The Green Gardens, a peaceful wooded area that is open to the village and perfect for family picnics. School buses stop at the edge of the Green, and the well-regarded Dauntsey's School is only a short drive away. The historic market town of Devizes is within easy reach and offers a wide range of amenities, including town-centre shopping, supermarkets, a leisure centre, schools for all ages, a theatre, and a thriving weekly market. The nearby Kennet & Avon Canal provides opportunities for walking, cycling, canoeing, and boating, and the surrounding countryside is excellent for riding. Major centres such as Bath, Salisbury, Swindon, Marlborough and Chippenham all lie within a 30-mile radius, with convenient road links to London and the West Country via the M4 and A303. Mainline rail services are available from Chippenham, Pewsey and Westbury.

Property Information

Mains electric, water and drainage services will be connected. Daikin Air source heat pump to heating and hot water. Solar PV Panels. Underfloor Heating Downstairs, Radiators to the 1st Floor. Water softener is included.

Predicted EPC 'A' Rating.

10 Year Build Zone Warranty.

Openreach Fibre Broadband.

Council Tax: TBC as a new build.

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. CGI's are indicative and for illustration purposes only. The photographs depict village scenes from Poulshot and are not direct views from any of the homes at Townsend Farmyard. The internal images shown are of Plot 14 at Townsend Farmyard which is the same house type and layout but is a different specification to plot 6 but gives an example of a Gaiger Home. The address on the brochure may or may not be the final postcode. Gaiger Homes Poulshot Ltd subscribes to and complies with the Consumer Code for Home Builders. Please note flooring is an additional extra. No under-cabinet LED lighting is included in the kitchen. White sockets throughout. Management cost - TBC.



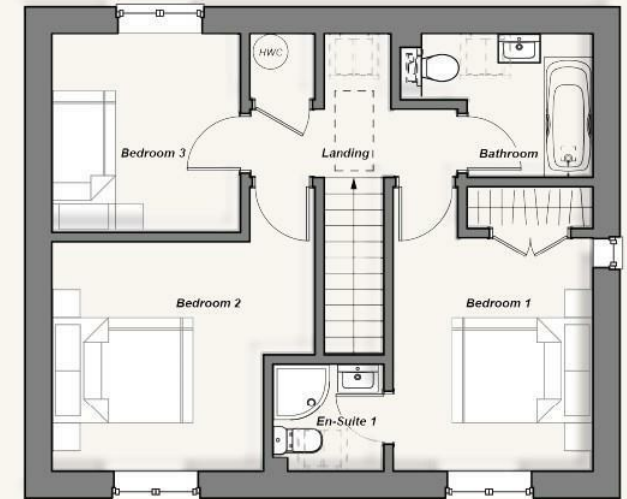
Total (excluding garage) 96 m² 1053 sq ft

Ground floor *Max in metres* *Max in feet/in*

Hall	4.45 × 2.65	14.6 × 8.7
Utility	2.08 × 1.88	6.8 × 6.2
Sitting room	4.20 × 3.73	13.8 × 12.2
Kitchen	6.21 × 3.82	20.4 × 12.5

First floor

Landing	2.95 × 2.05	9.7 × 6.7
Bathroom	2.74 × 2.04	9.0 × 6.7
Bedroom 1	4.04 × 2.84	13.3 × 9.3
En-suite 1	1.58 × 1.53	5.2 × 5.0
Bedroom 2	4.04 × 3.73	13.3 × 12.2
Bedroom 3	2.81 × 2.68	9.2 × 8.8



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.