



📍 Plot 19, Courtfield Gardens Polebarn Road,
Trowbridge, Wiltshire, BA14 7EG

💰 £650,000

Plot 19 is an exceptional, four bedroom, three reception room, two bathroom, period home which offers flexible accommodation over three floors, part walled garden and allocated parking. Part of the prestigious Courtfield Gardens development, this thoughtfully laid-out home is ready and waiting to be enjoyed from day one.

- Stunning Period Conversion
- Over 2400 Square Feet Of Accommodation
- Four bedrooms
- Three Impressive Reception Rooms
- Beautifully Appointed Bathroom & Shower Room
- 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
- ALLOCATED PARKING SPACE WITH EV CHARGING POINT

🏠 Leasehold

🏠 EPC Rating



A truly magnificent home of exceptional scale and distinction, arranged across three floors. At ground level, an impressive range of reception space includes a living room, separate dining room and dedicated reception room, alongside a well-equipped kitchen, utility room, shower room and a versatile room suited equally well to use as a fourth bedroom or home office. The first floor accommodates two generous double bedrooms and a family bathroom, while the entire top floor is devoted to a stunning principal suite, crowned by an en-suite bathroom with a freestanding roll top bath, a fittingly grand finale to a remarkable home.

A part walled, predominately lawned garden and allocated parking complete the picture.

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

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

Electric Heating

Tenure; Leasehold



PLOT 19 GROUND FLOOR

Kitchen
4.24m x 4.93m
(13'11" x 16'2")

Dining Room
5.16m x 3.41m
(16'11" x 11'2")

Living Room
6.72m x 4.55m
(22'1" x 14'11")

Reception Room
4.92m x 4.56m
(16'2" x 14'12")

**Home Office /
Bedroom 4**
4.55m x 2.92m
(14'11" x 9'7")

Total Net Sales Area
2433 sq.ft



TOP FLOOR

Main Bedroom
4.10m x 3.42m
(13'5" x 11'3")

FIRST FLOOR

Bedroom 2
4.55m x 4.23m
(14'11" x 13'11")

Bedroom 3
4.19m x 3.7m
(13'9" x 12'2")



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