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13 Townsend Farmyard, Poulshot, Near Devizes, Wiltshire, SN10 1FF

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Guide Price £1,125,000

An exclusive collection of just 14 energy-efficient Net Zero homes by Gaiger Homes, each with a generous private garden, set in the highly sought-after village of Poulshot.

- Outstanding 5 Bedroom Detached Home
- Built by the Renowned Gaiger Brothers
- Opportunity to Personalise (Subject to Build Stage)
- Substantial Corner Plot
- 22ft Triple Aspect Sitting Room
- Solar Panels, Air Source Heat Pump & EV Charging Cable
- Predicted EPC 'A' Rating
- Double Garage & Ample Driveway Parking
- Additional Home Office Above The Garage

Freehold

EPC Rating A









An exceptional five-bedroom family home occupying a generous corner plot with picturesque views across open countryside. Built to an outstanding specification by respected local developer Gaiger Homes, the development arm of Gaiger Brothers, this impressive home combines contemporary luxury with excellent eco credentials.

A welcoming entrance hall leads into the impressive 22ft triple-aspect sitting room, complete with a chimney breast and bi-fold doors opening onto the rear garden. The light-filled, triple-aspect kitchen/dining room also features bi-fold doors to the garden, while a separate utility room offers space for a washing machine and tumble dryer with quartz worktops. The premium Masterclass kitchen is fitted with quartz worktops, a breakfast bar and integrated NEFF appliances, including a dishwasher, fridge, freezer, double oven and induction hob. Subject to the stage of construction, buyers can choose from a range of optional upgrades to personalise the space. A versatile study/snug and cloakroom complete the ground floor.

Upstairs, a spacious landing with built-in storage serves five well-proportioned bedrooms. The principal suite benefits from a generous en suite shower room and separate dressing room, while bedroom two also enjoys an en suite and fitted wardrobes. The remaining bedrooms are served by a luxurious family bathroom.

Outside, a private driveway provides ample parking and leads to a detached double garage with electric doors. Above the garage is a spacious additional reception room, ideal as a home office or studio. The generous, private rear garden is laid to lawn with an Indian sandstone patio, creating the perfect setting for outdoor dining and entertaining.

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.

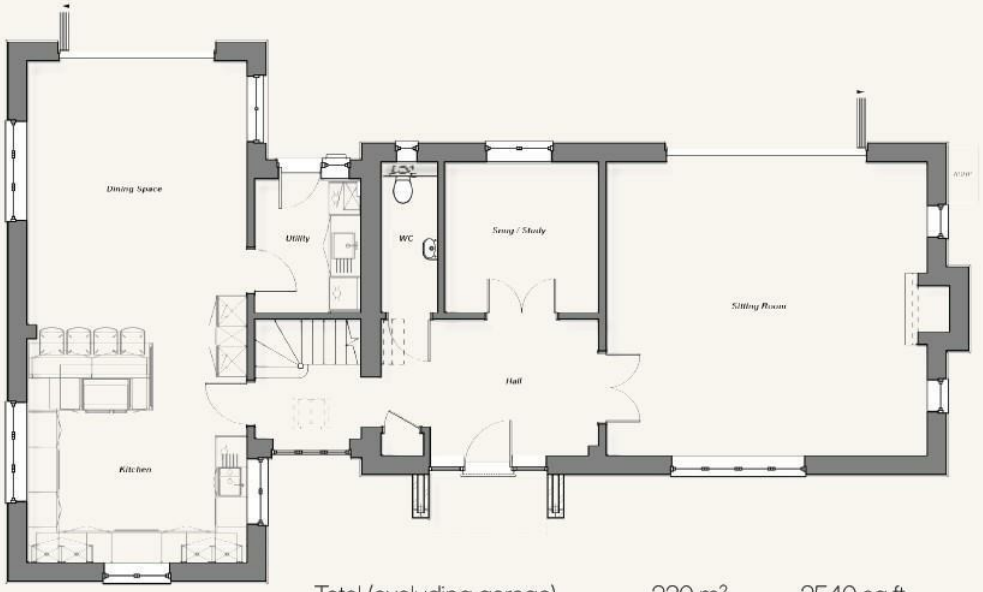
Property Information
Mains electric, water and drainage services will be connected. Daikin Air source heat pump to heating and hot water. Solar PV Panels. Underfloor Heating Downstairs, Radiators to the 1st Floor.
Predicted EPC 'A' Rating
10 Year Build Zone Warranty.
Openreach Fibre Broadband.
Council 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.
Flooring is an additional extra.
Management cost - TBC.
Gaiger Homes Poulshot Ltd subscribes to and complies with the Consumer Code for Home Builders.









Total (excluding garage)	230 m²	2540 sq ft

Ground floor	*Max in metres*	*Max in feet/in*
Hall	6.9 × 2.73	22.6 × 8.9
Kitchen	5.33 × 4.41	17.5 × 14.5
Dining Space	4.71 × 4.41	15.4 × 14.5
Utility	2.68 × 2.12	8.8 × 7.0
WC	1.87 × 1.14	6.1 × 3.8
Snug / Study	3.09 × 3.02	10.1 × 9.9
Sitting room	6.90 × 5.87	22.6 × 19.3



First floor	*Max in metres*	*Max in feet/in*
Landing	10.18 × 4.23	33.4 × 13.9
Bathroom	3.65 × 1.70	12.0 × 5.6
Bedroom 1	5.31 × 4.22	17.4 × 13.9
En-Suite 1	4.18 × 1.52	13.7 × 5.0
Dressing	2.84 × 1.52	9.3 × 5.0
Bedroom 2	3.66 × 3.61	12.0 × 11.9
En-Suite 2	2.30 × 1.87	7.5 × 6.2
Bedroom 3	3.83 × 3.02	12.6 × 9.9
Bedroom 4	4.83 × 3.61	15.8 × 11.9
Bedroom 5	4.30 × 3.02	14.1 × 9.9

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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