



📍 7 Townsend Farmyard, Poulshot, SN10 1FF

🔗 Guide Price £885,000

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.

- 4 Bedroom, Detached Home
- Built by the Renowned Gaiger Brothers
- Opportunity to Personalise Specification (Subject to Build Stage)
- Open Plan Kitchen Breakfast Room with Bifold Doors
- Spacious Living Room with Bay Window and Feature Fireplace
- Solar Panels, Air Source Heat Pump and EV Charging Cable
- Predicted EPC 'A' Rated
- Large South East Facing Rear Garden
- Double Garage and Plenty of Private Driveway Parking
- High Specification Throughout

🏠 Freehold

📊 EPC Rating A



Plot 7 is a fantastically crafted new build property and is built to a high specification and totals over 2000 square foot. There is an opportunity to personalise the specification, with optional upgrades available (subject to build stage). Gaiger Homes are the development arm of Gaiger Brothers, a long-established, family-run building and development company renowned for its quality and professionalism.

Inside, the welcoming entrance hallway leads into a generous triple-aspect sitting room, featuring a bay window, a stylish feature fireplace and double doors opening onto the rear garden. The impressive kitchen and dining room also enjoys views over the garden with bi-fold doors. A separate utility room, complete with quartz worktops and has direct access into the double garage. The high quality Sigma 3, Masterclass kitchen is finished with quartz worktops, a breakfast bar and integrated NEFF appliances, including a dishwasher, fridge, freezer, double oven and induction hob. A superb range of optional upgrades (subject to build stage) allows you to personalise the kitchen to suit your taste. Completing the ground floor is a useful study/snug and a convenient WC. Upstairs, a spacious landing leads to the well-appointed bedrooms. The main bedroom features a large en-suite shower room and dressing area, while bedroom two also benefits from its own en-suite. Bedrooms three and four are both generous double rooms with fitted wardrobes and are served by a luxurious family bathroom, complete with a shower over the bath.

Externally, Plot 7 enjoys a large south-east facing garden with an Indian Sandstone patio. The property also benefits from a double garage with an electric door, an EV car charger and ample private driveway parking.

The home is built with energy efficiency in mind, featuring high-performance insulation, quality glazing, solar panels and an air-source heat pump 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. Predicted EPC 'A' Rating. 10 Year Build Zone Warranty. Openreach Fibre Broadband. Expected completion Q2 2026 (subject to change). Council Tax: TBC as a new build.

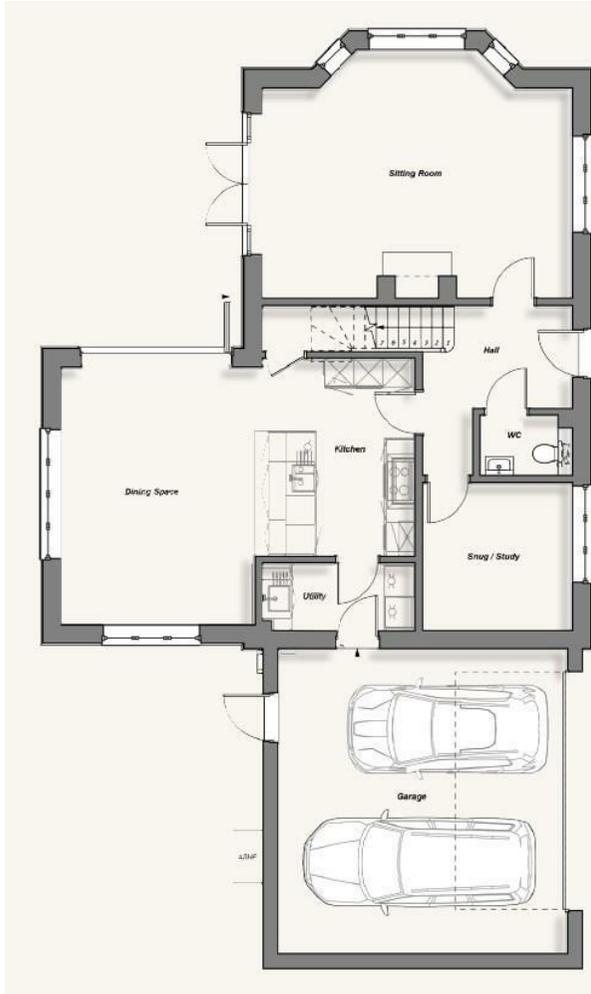
Agents Notes

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) 190 m² 2049 sq ft

Ground floor	<i>Max in metres</i>	<i>Max in feet/in</i>
Hall	5.42 × 3.50	17.8 × 11.5
Sitting Room	6.44 × 5.14	21.1 × 16.9
Snug / Study	3.10 × 3.05	10.2 × 10.0
WC	1.92 × 1.25	6.3 × 4.1
Kitchen	5.16 × 3.82	16.9 × 12.5
Dining Space	5.31 × 4.02	17.4 × 13.2
Utility	3.21 × 1.39	10.5 × 4.6
Garage	6.28 × 6.01	20.6 × 19.7

First floor		
Landing	4.79 × 4.79	15.7 × 15.7
Bedroom 1	5.51 × 3.90	18.1 × 12.8
En-Suite 1	4.02 × 1.58	13.2 × 5.2
Bathroom	3.22 × 2.02	10.5 × 6.6
Bedroom 2	4.37 × 3.10	14.3 × 10.2
En-Suite 2	2.92 × 1.52	9.6 × 5.0
Bedroom 3	4.35 × 3.38	14.3 × 11.1
Bedroom 4	4.35 × 2.92	14.3 × 9.6

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 firm's 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.