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📍 Plot 14 Townsend Farmyard, Poulshot, Near Devizes, Wiltshire,
SN10 1FF

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⌚ Guide Price £450,000

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
- Kitchen Dining Room with Double Doors to the Garden
- Spacious Sitting Room
- Main Bedroom with Ensuite and Fitted Wardrobes
- EPC Predicted 'A' Rating
- Solar Panels, Air Source Heat Pump and Ev Car Charger
- Single Garage and Driveway Parking
- Optional Upgrades Available (Subject to Build Stage)
- Popular Village Location

⌚ Freehold

⌚ EPC Rating A



This outstanding new three-bedroom property is now being built by Gaiger Homes who are the development arm of Gaiger Brothers, a long-established, family-run building and development company renowned for its quality and professionalism. There is an opportunity to personalise the specification, with optional upgrades available (subject to build stage).

Upon entering through the front porch, you will be welcomed into an entrance hallway, which will include a convenient storage cupboard. From here, the property will open into an impressive open-plan kitchen and dining room, featuring double doors that will provide access to the rear garden. The deluxe Masterclass kitchen will feature quartz worktops, a breakfast bar, and integrated NEFF appliances, including dishwasher, fridge, freezer, oven and induction hob. There is a superb selection of optional extras available (subject to build stage), allowing you to tailor the space to your tastes. From the kitchen, a further door will lead into a well proportioned living room, complete with double doors opening onto the rear garden. A separate utility room provides excellent practicality with space for both a washing machine and tumble dryer, complemented by laminate worktops and a conveniently located W/C.

Upstairs the main bedroom features fitted wardrobes and an ensuite shower room. Two additional well-proportioned bedrooms are served by a family bathroom, complete with a shower above the bath.

Externally, the property benefits from private driveway parking to the front, with an additional space at the rear in front of the garage, complete with an EV charging point. The fully enclosed rear garden features a stylish Indian sandstone patio, ideal for outdoor 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.

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) 96 m² 1053 sq ft

Ground floor	Max in metres	Max in feet/in
Hall	4.45 x 2.65	14.6 x 8.7
Utility	2.08 x 1.88	6.8 x 6.2
Sitting room	4.20 x 3.73	13.8 x 12.2
Kitchen	6.21 x 3.82	20.4 x 12.5

First floor

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

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For further details 01380 723451
devizes@strakers.co.uk

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