



📍 Plot 11 Townsend Farmyard, Poulshot, Near Devizes, Wiltshire, SN10 1FF

🏠 Guide Price £370,000

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.

- 2 Bedrooms + Upstairs Study
- Semi-Detached, Home
- Built by the Renowned Gaiger Brothers
- Open Plan Kitchen Dining Room
- Garage and Driveway Parking
- Popular Village Location
- Solar Panels, Airsource Heat Pump & EV Charging Cable
- Predicted EPC 'A' Rating
- Enclosed Rear Garden
- High Specification and Opportunity to personalise specification (subject to build stage)

🏡 Freehold

🏠 EPC Rating A



This beautifully designed two-bedroom home, complemented by an additional upstairs study, has been constructed to a high standard throughout and is ideally suited to both downsizers and first-time buyers. This property has been expertly constructed 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).

The ground floor features an impressive open-plan kitchen and dining area, fitted with a meticulously crafted Masterclass kitchen that includes quartz worktops and integrated NEFF appliances such as a dishwasher, fridge, freezer, oven, and induction hob. A superb range of optional upgrades (subject to build stage) allows purchasers to personalise the space to their individual preferences. The dining area opens onto the rear garden via double doors and also provides internal access to the garage. A separate utility room offers space for a washing machine and tumble dryer, with laminate worktops as standard and upgrade options available, and is accompanied by a convenient ground-floor W.C. The generously sized lounge also enjoys views over the rear garden.

On the first floor, the property offers two double bedrooms, each fitted with built-in wardrobes, with the principal bedroom further benefitting from an en-suite shower room. A separate study provides an ideal space for home working or additional storage. Bedroom two and the study are served by a well-appointed family bathroom, complete with a shower over the bath. Additional storage is provided by a built-in cupboard located off the landing.

Externally there is driveway parking and a single garage with electric doors and an EV charging cable. There is a seeded rear garden with an Indian sandstone patio - perfect for entertaining on.

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.



Townsend Farmyard Poulshot, Wiltshire

Plot 11

Semi-Detached, 2-bed with single garage

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HOMES

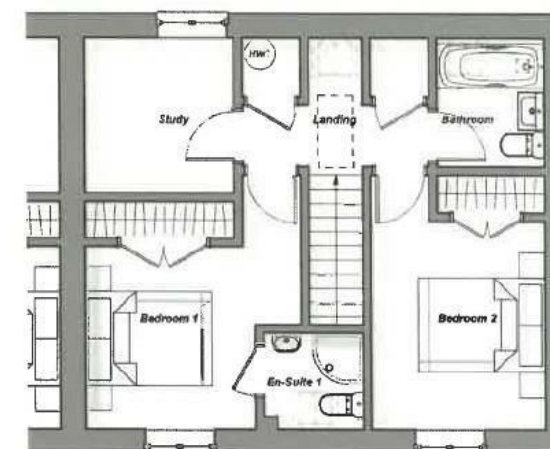
Total (excluding garage) 87 m² 973 sq ft

Ground floor

	Max in metres	Max in feet/in
Hall	2.69 × 2.18	8.8 × 7.2
Utility	2.08 × 1.88	6.8 × 6.2
Sitting room	4.20 × 3.41	13.8 × 11.2
Kitchen / Dining	6.21 × 3.73	20.4 × 12.2
Garage	6.01 × 3.24	19.7 × 10.6

First floor

Landing	2.95 × 2.17	9.7 × 7.1
Bedroom 1	4.04 × 3.41	13.3 × 11.2
En-Suite 1	1.58 × 1.53	5.2 × 5.0
Bedroom 2	4.04 × 2.75	13.3 × 9.0
Study	2.46 × 2.36	8.1 × 7.8
Bathroom	2.04 × 1.70	6.7 × 5.6



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.

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