



⑨ Plot 2, 3 Aubreys Yard Poulshot Road, Poulshot, Devizes, SN10 1RW

£281,250

One of just 2 superb three bedroom semi-detached high specification newly built homes on this prestigious development in the highly sought after village of Poulshot. This valuation is 75% of the open market value.

- Stunning 3 Bedroom Family Home
- Being Sold At 75% Of The Open Market Value
- Interested Parties Must Check Eligibility Via Homes4Wiltshire
- Good Sized Home 860sqft
- High Specification Finish
- Air Source Heat Pump & EV Car Charger
- Underfloor Heating To Ground Floor
- Luxury Kitchen With Integrated Appliances
- LABC 10 Year Guarantee
- Sought After Village Setting With Amenities

∅ Freehold

⑩ EPC Rating B



A wonderful 3 bedroom semi detached family home currently under construction by award winning local developers Ashford Homes. This high specification new home is located just off The Green within the quintessentially English village of Poulshot.

Being sold at 75% of the open market value, this spacious property (860sqft) is built to an exacting standard of finish to include an air source heat pump with ground floor under floor heating. For peace of mind it comes with an LABC 10 year guarantee. Inside, a light hallway with a downstairs cloakroom, leads off to a 17'5" sitting room and a quality kitchen. The well equipped kitchen comes with a range of integrated appliances with laminate worktops. On the first floor there are three bedrooms (2 doubles + 1 single), complemented by a stylish bathroom.

Outside, there is parking for 2 cars plus an EV car charging point, a planted/turfed front garden and an enclosed level private rear garden.

Aubreys Yard is a collection of nine new beautifully crafted homes occupying a wonderful rural setting in one of Wiltshire's most popular villages. The development offers a range of house types, all presenting the finest quality of finish.

Situation

Poulshot is the quintessential English village that has an excellent community spirit, and enjoys a large central Green where you often see cricket and football matches going on in the summer months. There is a thriving and very friendly public house 'The Raven' just a stone's throw from Aubreys Yard, an active village hall (where several village clubs and groups meet), the ancient church St Peter's, and a popular farm shop 'Poulshot Lodge Farm' which has been owned and farmed by The Hues Family since 1963. There is also a pre-school/nursery in Townsend just a mile away from the development. A network of public footpaths is on the doorstep providing excellent walking in the area, and the 'Green Gardens' is a tranquil wooded area and clearing just set off The Green that is open to the village and an ideal space for family picnics. School buses run from the edge of The Green. The well renowned public school Dauntsey's School in West Lavington is only a few miles drive away. The historic market town of Devizes is located close by and has many amenities including a choice of supermarkets, independent shops, a modern leisure centre, schooling for all age groups, and a thriving weekly market. Those with an interest in country and leisure pursuits are well catered for in the area; the Kennet & Avon canal is nearby; part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks- a paradise for canoeists, barges and anglers. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius and there are good road links to London and The West Country via the M4/A303. Main line rail services are available from Chippenham, Pewsey and Westbury.

Property Specification

Mains electric, water and drainage services will be connected. Air source heat pump to heating and hot water. Telephone/Broadband – FTTP – Fibre To The Premises

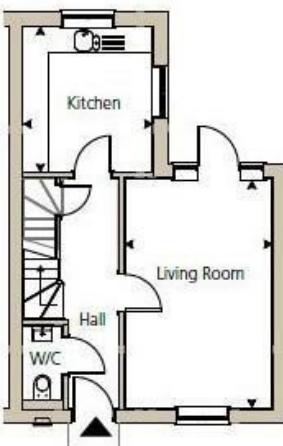
Please see Ashford Homes Brochure attached for the full list of features and options and specification for Aubreys yard.

Agents Note

Please note photos shown are a selection of internal and external images from both Plots 1 and 2.

Management cost - £250 p.a.





Please note, the layout of Plot 2 is in reverse to that of Plot 1. (shown)

Please note these measurements have been taken from the plan provided but there may be variations in the final build. Computer generated images are for illustrative purposes only.

PLOTS 1 • 2

FIRST

Main Bedroom
3.09m x 3.58m
(10'2" x 11'9")

Bedroom 2
2.99m x 3.37m
(9'10" x 11'1")

Bedroom 3
2.08m x 3.57m
(6'10" x 11'9")

GROUND

Kitchen
2.99m x 3.35m
(9'10" x 10'12")

Living Room
3.39m x 5.30m
(11'1" x 17'5")

Total Net Sales Area
860 sq.ft

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.