



📍 Plot 8, Courtfield Gardens Polebarn Road,
Trowbridge, Wiltshire, BA14 7EG

🏠 £399,000

Welcome to Plot 8 – a superb four-bedroom mid-terraced home that delivers generous, flexible living across three floors, wrapped in a high-specification, energy-efficient package. Part of the prestigious Courtfield Gardens development, this standout property is one of the largest homes in this exclusive collection and is ready to move into from day one.

- EPC B rated – save over £420 a year on energy bills compared to older properties*
- Air source heat pump with underfloor heating throughout – individual room thermostats
- Four bedrooms across three floors, offering flexible and spacious family living
- Main bedroom with en-suite and dressing room – a luxurious private retreat
- Expansive open-plan kitchen, dining and living area with private balcony
- Ground floor bedroom – ideal as a guest room or home office
- Single garage with EV charging point
- Enclosed rear garden with paved patio seating area and excellent privacy
- Built by award-winning Ashford Homes – multiple LABC award winners in 2024 & 2025
- 10-year LABC structural warranty for complete peace of mind

🏠 Freehold

🏠 EPC Rating B



OPEN HOUSE ON SATURDAY THE 11TH AND 18TH OF JULY BETWEEN 2.30PM & 4PM. NO APPOINTMENT REQUIRED

Chain free & move-in ready. Impressive 4-bed home built by award-winning Ashford Homes. PREMIUM FEATURES: EPC B rating – save £420 per year on energy bills, SINGLE GARAGE & EV CHARGING, balcony, en-suite, & underfloor heating throughout.

Flexible living across three floors, the ground floor sets a practical tone, offering a versatile double bedroom – perfect as a guest room, home office, or hobby space – alongside a useful utility room and a convenient cloakroom.

Head up to the first floor and you're greeted by a truly impressive open-plan kitchen, dining, and living area – a bright, sociable space designed for modern family life. Elegant doors open from the living area onto a private balcony, creating a seamless connection between indoors and out, whether you're enjoying morning coffee or al fresco dining on a summer evening.

The top floor is home to three further bedrooms. The main bedroom is a genuine retreat, complete with its own en-suite bathroom and a dedicated dressing room. Two additional bedrooms share a stylish, contemporary family bathroom, providing comfortable and adaptable accommodation for family members or guests. Outside, an enclosed garden with a paved patio seating area offers excellent privacy – a lovely spot to relax or entertain in the warmer months.

A single garage with integrated EV charging point provides secure, covered parking alongside future-ready convenience for electric vehicle owners.

Situation

Courtfield Gardens is an exclusive collection of just 20 homes – 16 stunning new builds alongside four unique residences within a meticulously restored Grade II* Listed building. Every home has been crafted by Ashford Homes, a celebrated local developer and proud recipient of multiple LABC awards in 2024 and 2025, including the National Award for Best Development. For complete peace of mind, the property also comes with a 10-year LABC structural warranty. Located in the centre of Trowbridge, you have a fantastic range of shops, restaurants, a cinema complex, schools for all ages, and open green spaces all within easy reach. The railway station provides regular services to Bath, Bristol, Salisbury, and Southampton, while the A350 and A36 offer swift road connections. Junction 17 of the M4 is around 30 minutes away, and charming nearby towns including Bath, Bradford on Avon, and Melksham are all easily accessible.

Property Information

Council Tax Band: TBC

Services; Mains electricity, water and drainage

Underfloor heating via an air source heat pump

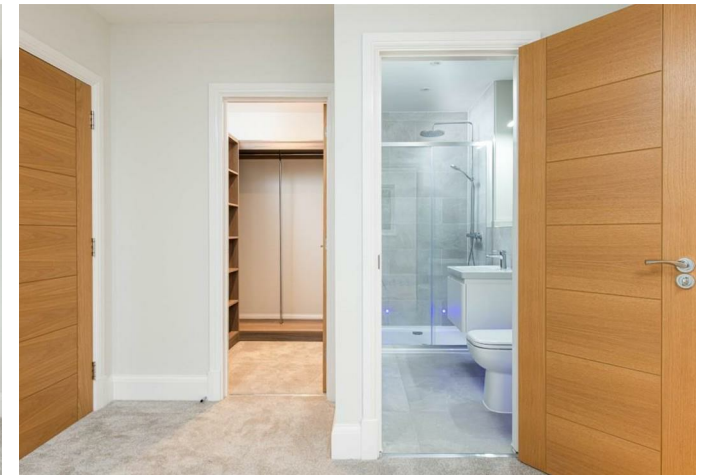
Tenure; Freehold

Single garage with integrated EV charging point provides secure, covered parking alongside future-ready convenience for electric vehicle owners.

With its versatile layout, premium specification, and outstanding energy efficiency, Plot 8 is an exceptional family home in one of Wiltshire's most well-connected locations.

With an EPC B rating, Plot 8 far outperforms older properties typically rated D or E. Built with high-performance insulation, airtight construction, and an advanced air source heat pump, underfloor heating runs throughout the home with individual room thermostats ensuring every space is kept at exactly the right temperature – no radiators, no cold spots, just consistent, efficient warmth. New build homeowners save on average over £420 a year on energy bills compared to those in older properties.*

Source: Watt a Save, 2026 – Home Builders Federation (HBF) and Octopus Energy





PLOTS 6 • 7 • 8 • 9

SECOND

Main Bedroom
3.03m x 4.05m
(9'12" x 13'4")

Bedroom 2
2.86m x 3.48m
(9'5" x 11'5")

Bedroom 4
2.13m x 2.84m
(6'12" x 9'4")

FIRST

**Kitchen /
Living Area**
5.29m x 9.60m
(17'4" x 31'6")

GROUND

Bedroom 3
3.12m x 3.32m
(10'3" x 10'11")

Total Net Sales Area
1420 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 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.