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Plot 19, Courtfield Gardens Polebarn Road, Trowbridge,
Wiltshire, BA14 7EG

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£650,000

Plot 19 is an exceptional, four bedroom, three reception room, two bathroom, period home which offers flexible accommodation over three floors, part walled garden and allocated parking for two cars. Part of the prestigious Courtfield Gardens development, this thoughtfully laid-out home is ready and waiting to be enjoyed from day one.

- Stunning Period Conversion
- Over 2400 Square Feet Of Accommodation
- Four bedrooms
- Three Impressive Reception Rooms
- Beautifully Appointed Bathroom & Shower Room
- Built by award-winning Ashford Homes – multiple LABC award winners in 2024 and 2025
- 6 year Professional Consultant's Certificate For Complete Peace Of Mind
- Chain free and ready to move into – no delays, no hassle
- Prime town centre location with facilities on your doorstep
- TWO ALLOCATED PARKING SPACES WITH EV CHARGING POINT

Leasehold

EPC Rating F









A truly magnificent home of exceptional scale and distinction, arranged across three floors.

At ground level, an impressive range of reception space includes a living room, separate dining room and dedicated reception room, alongside a well-equipped kitchen, utility room, shower room and a versatile room suited equally well to use as a fourth bedroom or home office.

The first floor accommodates two generous double bedrooms and a family bathroom, while the entire top floor is devoted to a stunning principal suite, crowned by an en-suite bathroom with a freestanding roll top bath, a fittingly grand finale to a remarkable home.

A part walled, predominately lawned garden and two allocated parking spaces with an EV car charging point complete the picture.

Courtfield Gardens is a new development of 20 one-to-four bedroom homes in the heart of Trowbridge, Wiltshire, a town known for its rich history, good transport links, and strong sense of community. At its heart stands Courtfield House, a Grade II* listed building and one of Trowbridge's most significant historic properties. Built around 1762 by local clothier John Cockes, its Flemish bond brickwork and double-pile plan reflected the town's rise as a centre of woollen cloth production, combining gracious reception rooms with working weaving spaces.

Over the next century the house evolved substantially: workshops and attics were expanded in the 1770s-80s, bay windows added in the mid-19th century, and between 1860-87 the workshops were absorbed into the home itself, with an Arts and Crafts-style garden elevation, a new coach house, and a striking herringbone-brick loggia room added above. Owned by woollen manufacturers until the mid-20th century, the house later became Roundstone Preparatory School from the 1970s until its closure in 2012. Now carefully restored as four unique homes, Courtfield House continues its 260-year story as part of Courtfield Gardens.

Situation
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
EPC Rating; TBC

Council Tax Band: TBC

Services; Mains electricity, water and drainage

Electric Heating

Tenure; Leasehold







PLOT 19

GROUND FLOOR

Kitchen
4.24m x 4.93m
(13'11" x 16'2")

Dining Room
5.16m x 3.41m
(16'11" x 11'2")

Living Room
6.72m x 4.55m
(22'1" x 14'11")

Reception Room
4.92m x 4.56m
(16'2" x 14'12")

Home Office / Bedroom 4
4.55m x 2.92m
(14'11" x 9'7")

Total Net Sales Area
2433 sq.ft



TOP FLOOR

Main Bedroom
4.10m x 3.42m
(13'5" x 11'3")

FIRST FLOOR

Bedroom 2
4.55m x 4.23m
(14'11" x 13'11")

Bedroom 3
4.19m x 3.7m
(13'9" x 12'2")



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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