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Plot 2, Courtfield Gardens Polebarn Road, Trowbridge, Wiltshire,
BA14 7EG

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£425,000

Welcome to Plot 2 – a beautifully designed four-bedroom mid-terraced home that offers exceptional space, flexibility, and energy efficiency across three thoughtfully arranged floors. Part of the prestigious Courtfield Gardens development, this high-specification home is ready to move into and built to impress from the moment you step inside.

- 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, no radiators
- Four bedrooms across three floors – generous, flexible accommodation
- Main bedroom with dressing room and en-suite – a luxurious top-floor retreat
- Bedroom two with its own en-suite – ideal for guests or teenagers seeking privacy
- Contemporary kitchen with French doors opening onto the garden
- EV charging point with convenient dedicated parking
- Built by award-winning Ashford Homes – LABC award winners in 2024 & 2025
- 10-year LABC structural warranty for complete peace of mind
- Chain free and ready to move into – no delays, no hassle

Freehold

EPC Rating B









Stunning 4-bed home with premium features: 2 en-suites, air source heat pump, underfloor heating, EV charging, energy efficient EPC B Rating – save £420 per year on energy bills! Award-winning Ashford Homes. Chain free & move-in ready.

The ground floor offers a practical and versatile foundation for daily life. A double bedroom – equally suited to guests, a home office, or a hobby room – sits alongside a convenient cloakroom. To the rear, a contemporary kitchen provides a stylish and functional space for cooking and dining, with elegant French doors opening directly onto the garden, bringing the outside in and filling the room with natural light.

Head up to the first floor and you'll find a generous, dedicated living room offering a comfortable and private space to relax or entertain away from the kitchen. A further double bedroom and a smart family bathroom complete this level, making it ideal for older children, guests, or a live-in relative.

The top floor is where Plot 2 truly stands apart. The main bedroom is a genuine retreat, featuring a dedicated dressing room and a private en-suite bathroom. A fourth double bedroom on this floor benefits from its own en-suite shower room, offering the kind of comfort and privacy that suits families, frequent guests, or those working from home in style.

With an EPC B rating, Plot 2 significantly outperforms older properties typically rated D or E. An advanced air source heat pump and underfloor heating throughout – with individual thermostats in every room – deliver consistent, efficient warmth on every level, with no radiators to interrupt your interiors. New build homeowners save on average over £420 a year on energy bills compared to those in older properties.*

Dedicated parking spaces with integrated EV charging point makes day-to-day sustainable living effortless.

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
EPC Rating; B

Council Tax Band: TBC

Services; Mains electricity, water and drainage

Underfloor heating via an air source heat pump

Tenure; Freehold

With two en-suites, a dedicated living room, and outstanding energy efficiency, Plot 2 is a truly exceptional family home in one of Wiltshire's most well-connected locations.

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









PLOTS 1 • 5

SECOND

Main Bedroom
3.08m x 4.25m
(10'1" x 13'11")

Bedroom 2
3.08m x 4.08m
(10'1" x 13'5")

FIRST

Living Room
4.60m x 4.25m
(15'1" x 13'11")

Bedroom 3
2.53m x 4.08m
(8'4" x 13'5")

GROUND

Kitchen
4.60m x 4.25m
(15'1" x 13'11")

**Bedroom 4 /
Home Office**
3.19m x 3.70m
(10'6" x 12'2")

Total Net Sales Area
1539 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.

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