



ASHFORD
HOMES
(SOUTH WESTERN) LIMITED

AUBREYS YARD

POULSHOT | WILTSHIRE

PLOTS 5 • 6 • 7 • 8 • 9

AUBREYS YARD

POULSHOT ROAD, POULSHOT, WILTSHIRE SN10 1RW



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, including a bungalow, presenting the finest quality of finish.

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.



Poulshot Village Green

*A quintessential English village recorded
in the Domesday Book in 1086*

HOW TO FIND US



Please note that the specification was correct at the time of going to print but Ashford Homes continually review their specifications and reserve the right to make any changes. The measurements have been taken from the plan provided but there may be variations in the final build. The computer generated images are for illustrative purposes only and are not intended to be scaled or used to indicate boundaries and should only be used for guidance. Prospective purchasers are advised that the development name may not be the final postal address.

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 with indoor swimming pool, public library, 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, an engineering and aesthetic marvel walking distance from the town, and 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.



Enjoy walking or cycling
along the Kennet & Avon canal tow path,
passing the Caen Hill Locks towards
the Historic Town of Devizes





*Aubreys Yard
provides 9 beautifully crafted
two, three and four bedroom luxury homes*



Substantial four bedroom link-detached home with covered parking and electric vehicle charging. On the ground floor there is a spacious entrance hall, open plan kitchen/dining and living area, utility/boot room, a double bedroom with en-suite shower room, home office and cloakroom.

On the first floor there are three double bedrooms and a family bathroom. The main bedroom benefits from fitted wardrobes and an en-suite with bath and shower.

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THE DOVECOTE

FIRST

Main Bedroom
4.28m x 4.00m
(14'0" x 13'1")

Bedroom 3
3.09m x 4.00m
(10'1" x 13'1")

Bedroom 4
3.09m x 4.00m
(10'1" x 13'1")

GROUND

Entrance Hall
6.30m x 7.77m
(20'8" x 25'6")

Kitchen / Dining Area
5.10m x 4.80m
(16'9" x 15'9")

Living Area
5.10m x 5.50m
(16'9" x 18'1")

Bedroom 2
4.10m x 3.97m
(13'5" x 13'0")

Home Office
2.25m x 3.75m
(7'5" x 12'4")

Total Net Sales Area
2465 sq.ft

FIRST

Main Bedroom
3.28m x 6.31m
(10'9" x 20'8")

Bedroom 2
2.72m x 4.42m
(8'11" x 14'6")

Bedroom 3
2.72m x 3.42m
(8'11" x 11'3")

Bedroom 4
2.72m x 3.42m
(8'11" x 11'3")

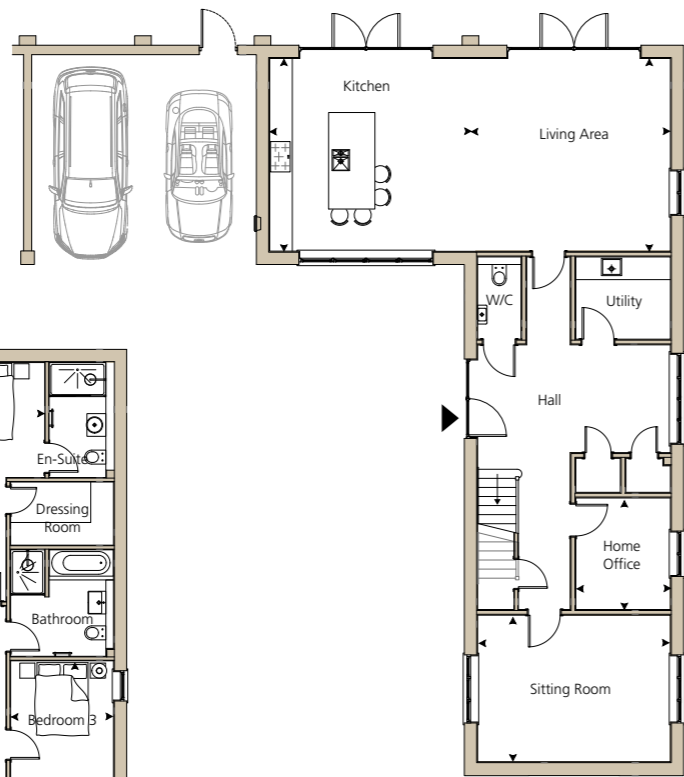
GROUND

Kitchen
5.10m x 5.30m
(16'9" x 17'5")

Living Area
5.10m x 5.30m
(16'9" x 17'5")

Sitting Room
3.87m x 5.10m
(12'8" x 16'9")

Home Office
2.50m x 2.95m
(8'2" x 9'8")



Impressive four bedroom link-detached home with covered parking and electric vehicle charging. On the ground floor there is a large entrance hall, open plan kitchen and living area, utility room, separate sitting room, home office and cloakroom.

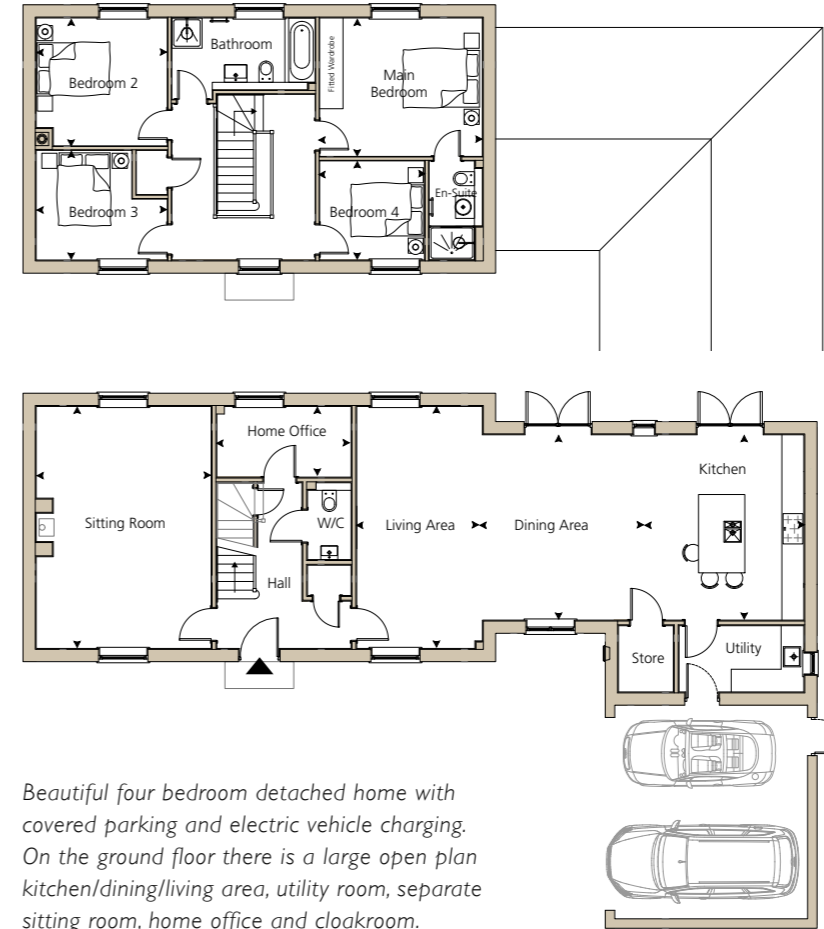
On the first floor there are four double bedrooms and a family bathroom. The main bedroom benefits from a dressing room and an en-suite.



Total Net Sales Area
2185 sq.ft

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Beautiful four bedroom detached home with covered parking and electric vehicle charging. On the ground floor there is a large open plan kitchen/dining/living area, utility room, separate sitting room, home office and cloakroom.

On the first floor there are four double bedrooms and a family bathroom. The main bedroom benefits from fitted wardrobes and an en-suite.

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THE FARMHOUSE

FIRST

Main Bedroom
3.65m x 4.29m
(11'12" x 14'1")

Bedroom 2
3.38m x 3.47m
(11'1" x 11'4")

Bedroom 3
2.89m x 3.47m
(9'5" x 11'4")

Bedroom 4
2.62m x 2.77m
(8'6" x 9'1")

GROUND

Kitchen
4.90m x 4.90m
(16'1" x 16'1")

Dining Area
3.60m x 4.90m
(11'10" x 16'1")

Living Area
3.32m x 6.40m
(10'11" x 20'12")

Sitting Room
4.62m x 6.40m
(15'2" x 20'12")

Home Office
1.87m x 3.55m
(6'2" x 11'8")

Total Net Sales Area
2163 sq.ft

FIRST

Main Bedroom
3.40m x 6.00m
(11'2" x 19'8")

Bedroom 2
3.45m x 4.90m
(11'4" x 16'1")

Bedroom 3
3.01m x 4.90m
(9'11" x 16'1")

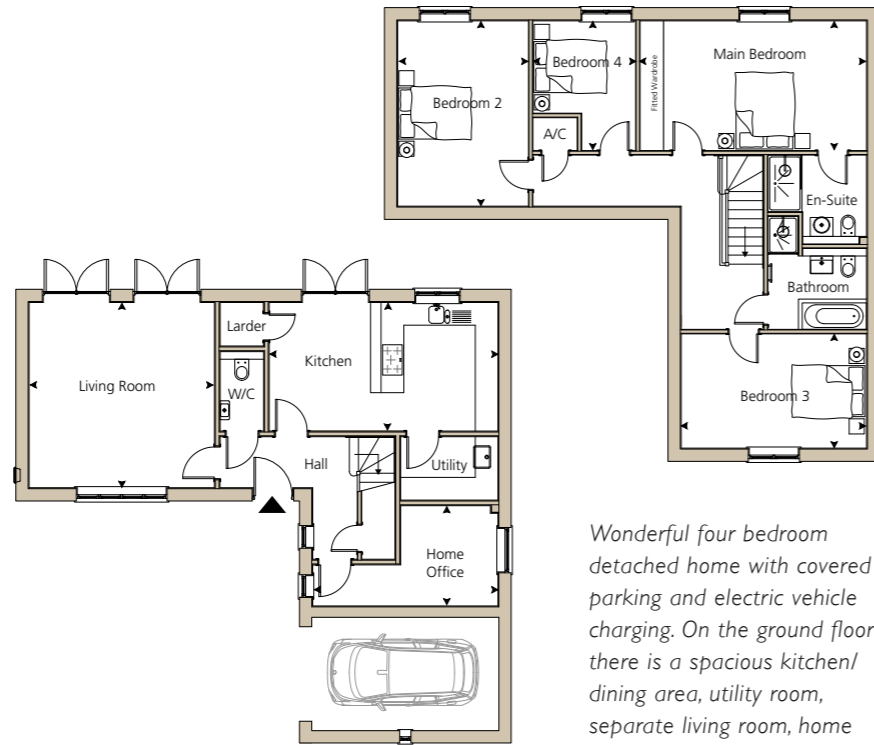
Bedroom 4
3.43m x 2.70m
(11'3" x 8'10")

GROUND

Kitchen
3.40m x 6.05m
(11'2" x 19'10")

Living Room
4.90m x 4.90m
(16'1" x 16'1")

Home Office
2.57m x 2.65m
(8'5" x 8'8")



Wonderful four bedroom detached home with covered parking and electric vehicle charging. On the ground floor there is a spacious kitchen/dining area, utility room, separate living room, home office and cloakroom.

On the first floor there are four double bedrooms and a family bathroom. The main bedroom benefits from fitted wardrobes and an en-suite.



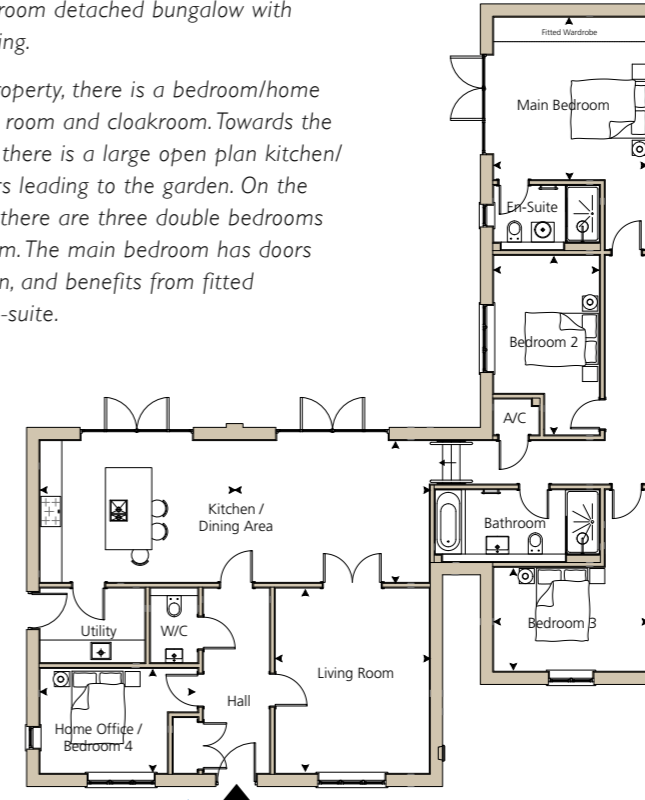
Total Net Sales Area
1808 sq.ft

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.



Magnificent four bedroom detached bungalow with electric vehicle charging.

At the front of the property, there is a bedroom/home office, separate living room and cloakroom. Towards the back of the property there is a large open plan kitchen/dining area with doors leading to the garden. On the right of the property there are three double bedrooms and a family bathroom. The main bedroom has doors opening to the garden, and benefits from fitted wardrobes and an en-suite.



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.

THE DAIRY

GROUND

Kitchen
3.75m x 5.18m
(12'4" x 16'12")

Dining Area
3.75m x 5.18m
(12'4" x 16'12")

Living Room
4.08m x 4.92m
(13'5" x 16'2")

Main Bedroom
4.10m x 4.08m
(13'5" x 13'5")

Bedroom 2
2.80m x 4.80m
(9'2" x 15'9")

Bedroom 3
2.75m x 4.10m
(9'0" x 13'5")

Bedroom 4 / Home Office
2.79m x 4.19m
(9'2" x 13'9")

Total Net Sales Area
1797 sq.ft

FEATURES AND OPTIONS

CONSTRUCTION

- Traditional construction with elevations comprising red brick with cast stone architectural features.
- Masonry built chimney to 'The Farmhouse'.
- A mixture of natural slate and plain clay roof tiles.
- Painted timber windows & doors to all plots.
- LABC 10 year guarantee.

INTERNAL

- Central heating comprising Daikin air source heat pump supplying under floor heating throughout with individual room programmable room thermostats. Control via smartphone or tablet and remote operation over internet.
- Towel radiators in bathrooms with control independent of main heating system allowing use in summer.
- Comprehensive electrical installation including energy efficient LED recessed downlights to kitchen, bathrooms, living room, hallway, landing and all bedrooms.
- Fitted security system including keypad with panic alarm facility in entrance hall.
- Internal doors – Contemporary cottage style in veneered oak with chrome furniture.

- Staircase – Oak newel and handrail with painted spindles and string.
- Decoration – Emulsion to walls with white ceilings and white gloss finish woodwork.
- Fitted wardrobe in main bedroom – Sliding glass fronted doors with shelf and hanging rail.

HOME NETWORK/ AUDIO ENTERTAINMENT INFRASTRUCTURE

- An advanced network/TV infrastructure has been installed which supports the distribution of television and data to multiple locations.
- TV aerial and distribution amplifier fitted as standard.
- Optional HD distribution to selected positions from comms position.
- An audio entertainment infrastructure has been installed which allows for music to be played via unobtrusive high quality in-ceiling speakers in reception rooms and bedrooms.

For full details, please see the Audio-Visual options data sheet.

KITCHEN

- Luxury fitted kitchen with a choice of quality finishes subject to specification and stage of construction.
- Fully integrated appliances.
- Granite or quartz worktops.

BATHROOMS

- *En-Suite*
Villeroy & Boch sanitary ware comprising wall hung WC and wall hung basin with vanity unit under. Low profile shower tray with Hansgrohe chrome fittings featuring concealed thermostatic shower with fixed rain head and separate rinse head. Merlyn shower enclosure. Marble to worksurfaces.
- *Bathroom*
Villeroy & Boch sanitary ware comprising wall hung WC and wall hung basin with vanity unit under. Bath with concealed valve, Exafill and hand rinse. Low profile shower tray with Hansgrohe chrome fittings featuring concealed thermostatic shower with fixed rain head and separate rinse head. Merlyn shower enclosure. Marble to worksurfaces.
- *Tiling*
Bathrooms to be tiled to approximately 1.2m high throughout with shower areas fully tiled to ceiling. Kitchen and bathroom floors to be tiled. Tile choices available (subject to stage of construction) from a selected range.

EXTERNAL

- Tarmacadam development road tarmac.
- Private drives in gravel.
- Front gardens planted and/or turfed.
- Rear gardens levelled as far as practicable and prepared for customer to finish.

- External socket.
- External tap to front and rear.
- External lights.
- EV car charging point.

SERVICES

- 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.

UPGRADE OPTIONS

- Flooring to areas other than kitchen and bathrooms.
- Kitchen & utility additions.
- Satellite dish.
- Audio options.
- HD distribution options.
- Ceiling mounted wireless access points.
- Additional wardrobes.
- Mirrors and Demista pads.
- Seed or turf to rear garden.
- Bathroom accessories.
- Water softener, dependent on plot.
- Wood burning stove (dependent on plot).



MERLYN



A PROUD HISTORY

We want you to buy and move into your home with absolute confidence, so you can enjoy it fully from day one. From the moment the sale is agreed we will work with you to take care of every detail and keep you informed.

Ashford Homes has been crafting beautiful homes in the South West for over 30 years. Quality, service and professionalism are at the core of everything we do.

We are very proud of our reputation for building innovative, thoughtfully designed homes with generous living spaces, close attention to detail and high-quality workmanship.

Our goal has always been to build homes of unrivalled quality and specification that stand the test of time, and that our customers are proud to call 'home'.

Our homes are individually designed and built to the highest standards using a skilled and dedicated local team. When you buy from us you have the added reassurance of a 10 year structural warranty policy from LABC. This means that your new home is insured against any structural defects for the first 10 years.

“I wanted to tell you how pleased I am with my new home. The design of the house is great and unlike many new builds I have seen, Ashford Homes seem to have thought about space and light. In addition I want to say that both your site manager and your sales manager have both been more than helpful in the two months since I have been in my new home. Thanks for all your help.”

Mrs N

“Thank you so much Ashford Homes. I love my new house. Every part of the moving process was handled with care and efficiency and most importantly the quality and finish of the house is superb. Nothing has been too much trouble, either before or after the move, and that kind of service is hard to find in any industry let alone the housing industry. Having had such a great experience, I wouldn't want to buy a new home from anyone else.”

Mr D

“My wife and I are delighted with our purchase, location and quality of build are top quality. One of the best features of our dealings with Ashford Homes has been the friendliness and availability of your staff and directors.”

Mr and Mrs V



Protection for new-build home buyers



“Ashford Homes are definitely one of the best developers in the area. We've looked at lots of new builds and none of the others come anywhere near the quality and finish of Ashford Homes. They go over and above on build spec and offer a really friendly aftercare service.”

Mr S

“The quality of finish throughout the house, as well as the high standard of fixtures and fittings and the professional, caring attitude of the staff involved are but a few of the highly commendable traits of an Ashford Homes property.”

Mr and Mrs G



**ASHFORD
HOMES**
(SOUTH WESTERN) LIMITED

Crafting beautiful homes

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Viewing

Strictly by appointment with Ashford Homes (South Western) Ltd or our nominated agents. Please use the contact details above.

Reservation

A reservation fee will secure your home at Aubreys Yard.

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