



ASHFORD  
HOMES  
(SOUTH WESTERN) LIMITED

# FORTESCUE HOUSE

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TROWBRIDGE | WILTSHIRE

GROUND FLOOR APARTMENTS

# FORTESCUE HOUSE

COURT STREET, TROWBRIDGE, WILTSHIRE, BA14 8FA

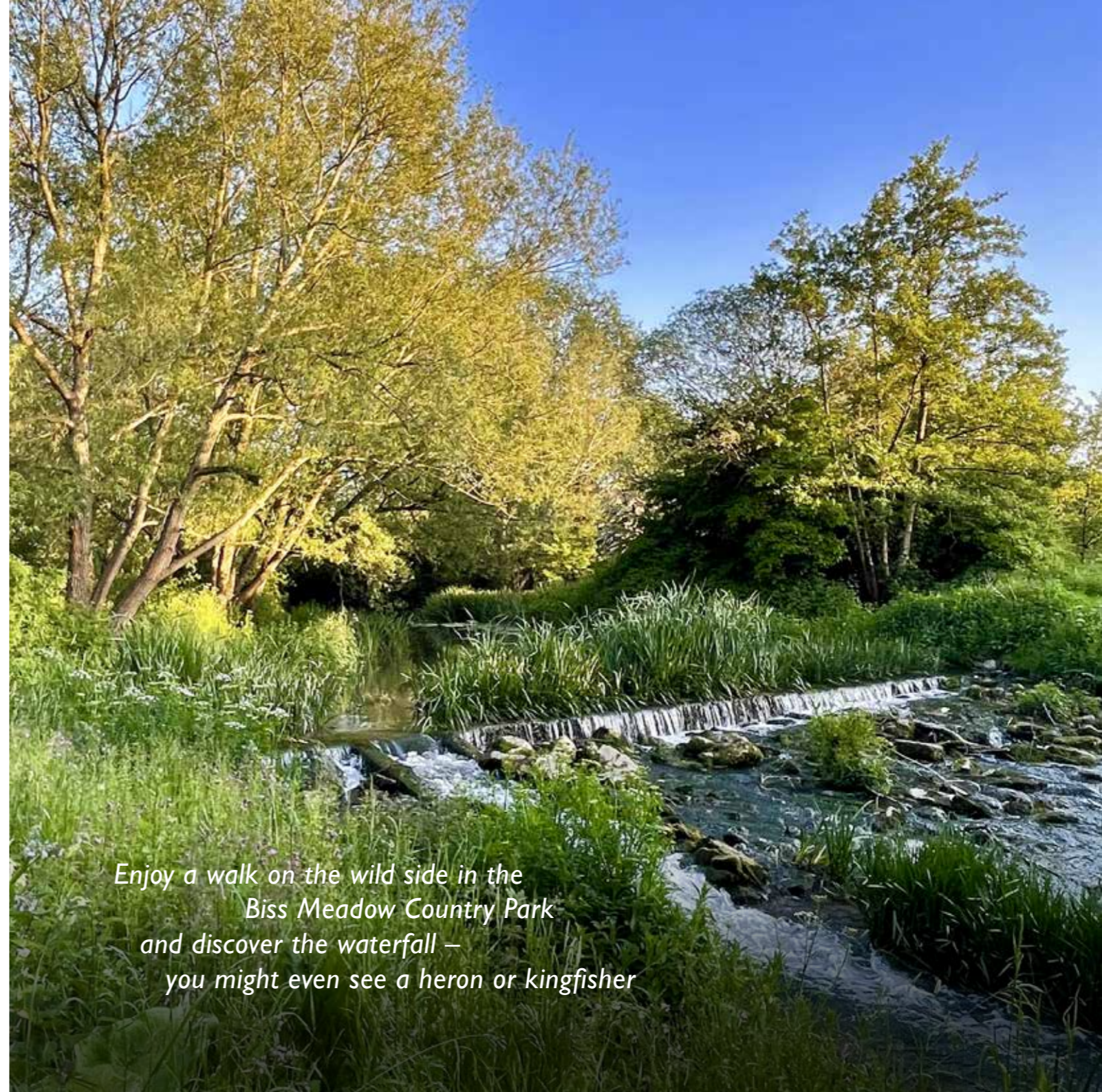


Fortescue House presents a stylish collection of eight superb one and two-bedroom ground floor apartments, perfectly designed for modern living. Set in a prime town centre location, this exclusive development offers convenience, comfort and excellent connectivity, making it an outstanding choice for first-time buyers, professionals, and downsizers alike.

Situated just a stone's throw from Trowbridge's vibrant heart, residents can enjoy a wealth of amenities on the doorstep. The popular Odeon cinema complex, an excellent selection of restaurants, and the town's shopping complex are all within easy reach, alongside supermarkets, cafés, and everyday essentials.

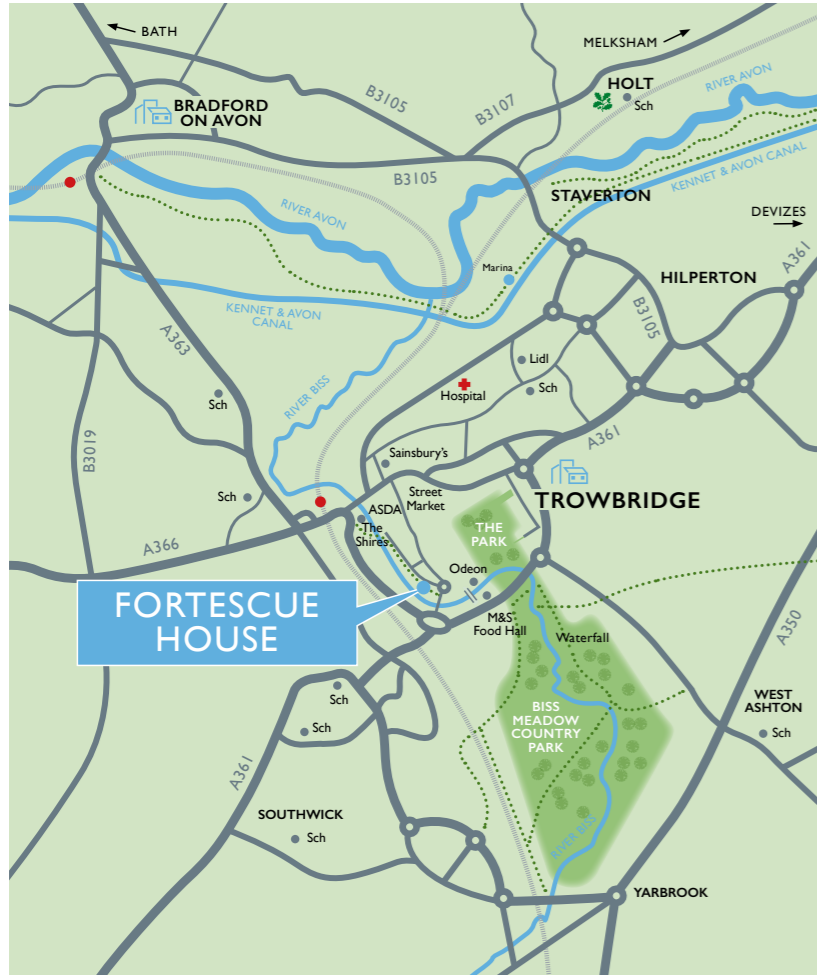
Trowbridge is a town rich in culture and community spirit. The Civic and the Arc Theatre provide a varied programme of live music, theatre, comedy, and film, while an active events calendar brings the community together through food festivals, concerts, and seasonal celebrations. The much-loved Trowbridge Festival adds to the town's cultural appeal, drawing visitors from across the region each summer.

For leisure and relaxation, Trowbridge Town Park is moments away, offering children's play areas, a skatepark, a duck pond, and landscaped gardens ideal for families and those who enjoy the outdoors.



*Enjoy a walk on the wild side in the  
Biss Meadow Country Park  
and discover the waterfall –  
you might even see a heron or kingfisher*

# 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.

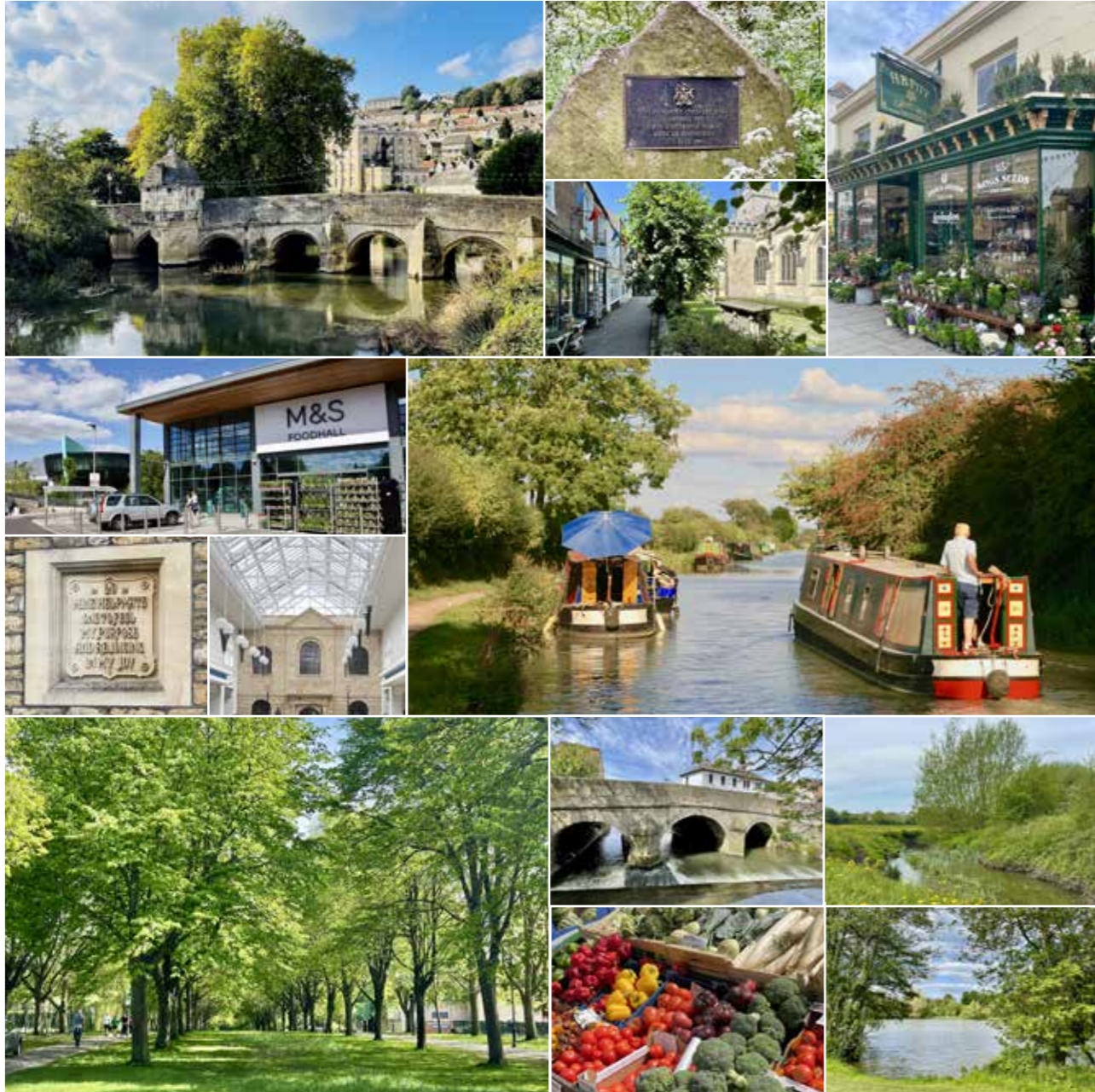
Further afield, residents can enjoy the Kennet and Avon Canal towpath and surrounding countryside for walking and cycling, making it easy to balance town living with an active lifestyle.

Trowbridge is a thriving Wiltshire market town with a rich history and strong sense of community. Its central location makes it an ideal base, with direct rail links to Bath, Bristol, Salisbury and beyond, and easy road access via the A350 and M4 corridor. This makes Fortescue House particularly attractive for commuters who want the benefits of town living while being well-connected to larger cities.

Education provision in the area is excellent, with a range of well-regarded primary and secondary schools, plus easy access to further and higher education in Bath and Wiltshire College's local campus. The town also benefits from ongoing investment and regeneration, enhancing both lifestyle opportunities and long-term value for residents.

Combining the best of urban convenience with the charm of Wiltshire living, Fortescue House offers a rare opportunity to secure a beautifully designed home in one of Trowbridge's most sought-after locations. Whether enjoying the local amenities, engaging in the cultural life of the town, exploring green spaces, or commuting with ease, Fortescue House provides everything needed for a well-balanced lifestyle.





# APARTMENT 1

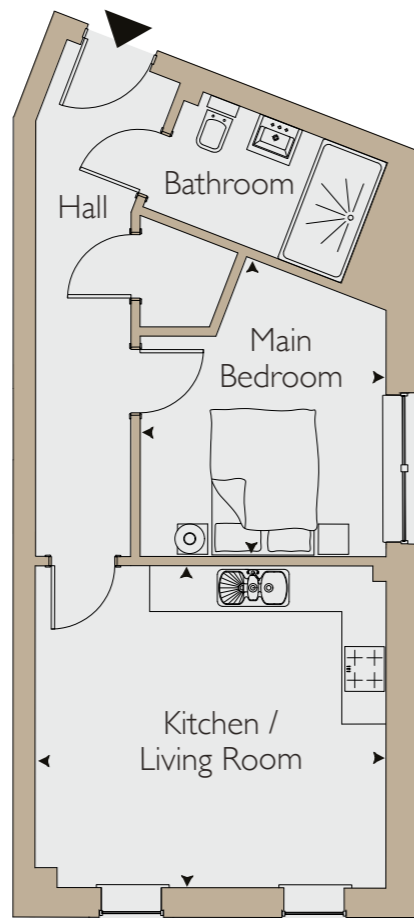
**Kitchen / Living Room**  
4.63m x 4.25m  
(15'2" x 13'11")

**Main Bedroom**  
3.44m x 3.88m  
(11'3" x 12'9")

**Bathroom**  
2.80m x 1.70m  
(9'2" x 5'7")

*A well-proportioned one-bedroom apartment offering an open-plan kitchen and living area, ideal for modern living. The generous double bedroom provides a calm retreat, while a contemporary bathroom and hallway with storage complete this home.*

*Two allocated parking spaces, including one undercover secured parking bay with EV car charging point.*



Total Net Sales Area  
517 sq.ft

# APARTMENT 2

**Kitchen / Living Room**  
3.35m x 9.62m  
(10'12" x 31'7")

**Main Bedroom**  
2.72m x 5.63m  
(8'11" x 18'6")

**Bathroom**  
2.84m x 1.97m  
(9'4" x 6'6")

*This stylish one-bedroom apartment benefits from an impressive open-plan kitchen and living space, creating a real sense of flow and flexibility for entertaining and everyday living. A double bedroom and sleek bathroom make this an ideal choice for those seeking comfort and space in a central location.*

*Two allocated parking spaces, including one undercover secured parking bay with EV car charging point.*



Total Net Sales Area  
689 sq.ft

# APARTMENT 3

**Kitchen / Living Room**  
4.01m x 9.85m  
(13'2" x 32'4")

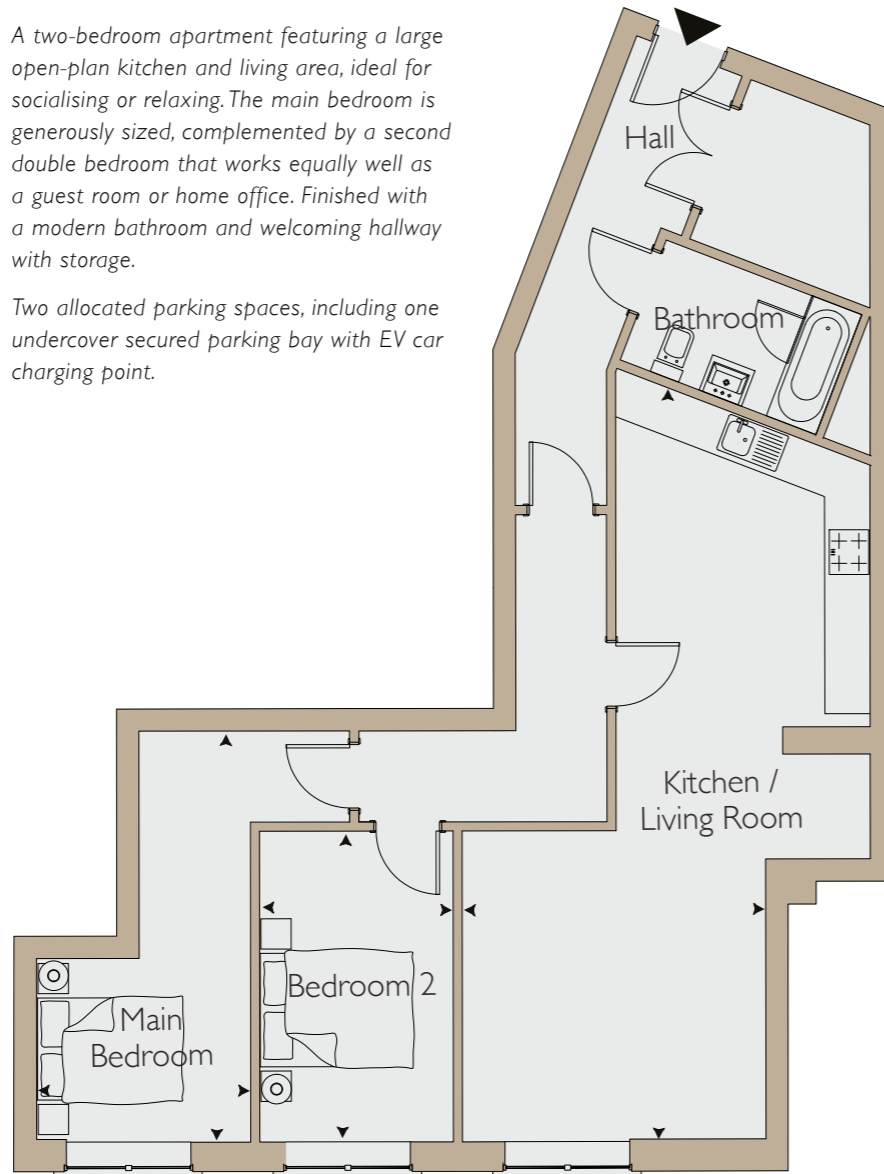
**Main Bedroom**  
2.83m x 5.44m  
(9'3" x 17'10")

**Bedroom 2**  
2.55m x 4.11m  
(8'4" x 13'6")

**Bathroom**  
2.76m x 1.69m  
(9'1" x 5'7")

*A two-bedroom apartment featuring a large open-plan kitchen and living area, ideal for socialising or relaxing. The main bedroom is generously sized, complemented by a second double bedroom that works equally well as a guest room or home office. Finished with a modern bathroom and welcoming hallway with storage.*

*Two allocated parking spaces, including one undercover secured parking bay with EV car charging point.*



Total Net Sales Area  
958 sq.ft

# APARTMENT 4

**Kitchen / Living Room**  
10.20m x 4.8m  
(33'6" x 15'9")

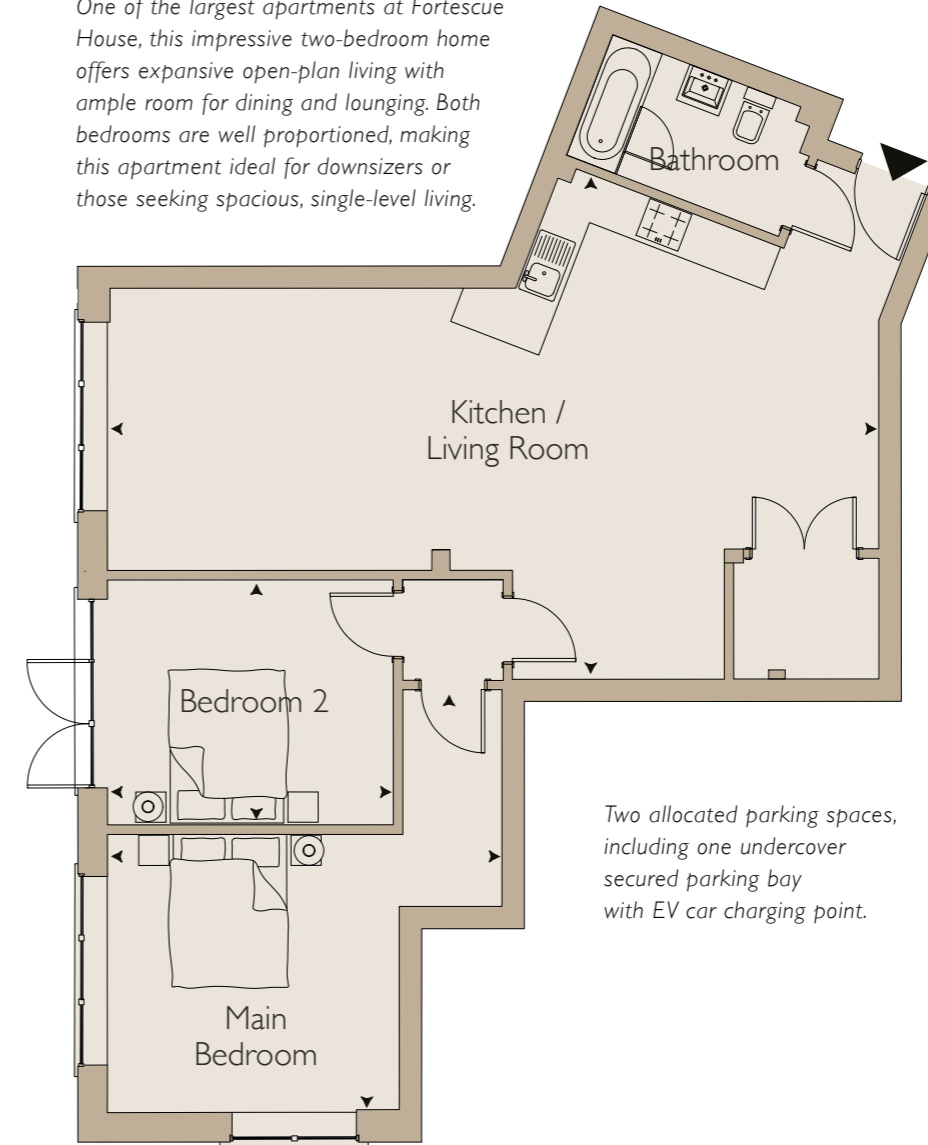
**Main Bedroom**  
3.86m x 3.68m  
(12'8" x 12'1")

**Bedroom 2**  
2.83m x 5.44m  
(9'3" x 17'10")

**Bathroom**  
3.00m x 1.70m  
(9'10" x 5'7")

*One of the largest apartments at Fortescue House, this impressive two-bedroom home offers expansive open-plan living with ample room for dining and lounging. Both bedrooms are well proportioned, making this apartment ideal for downsizers or those seeking spacious, single-level living.*

*Two allocated parking spaces, including one undercover secured parking bay with EV car charging point.*



Total Net Sales Area  
969 sq.ft

# APARTMENT 5

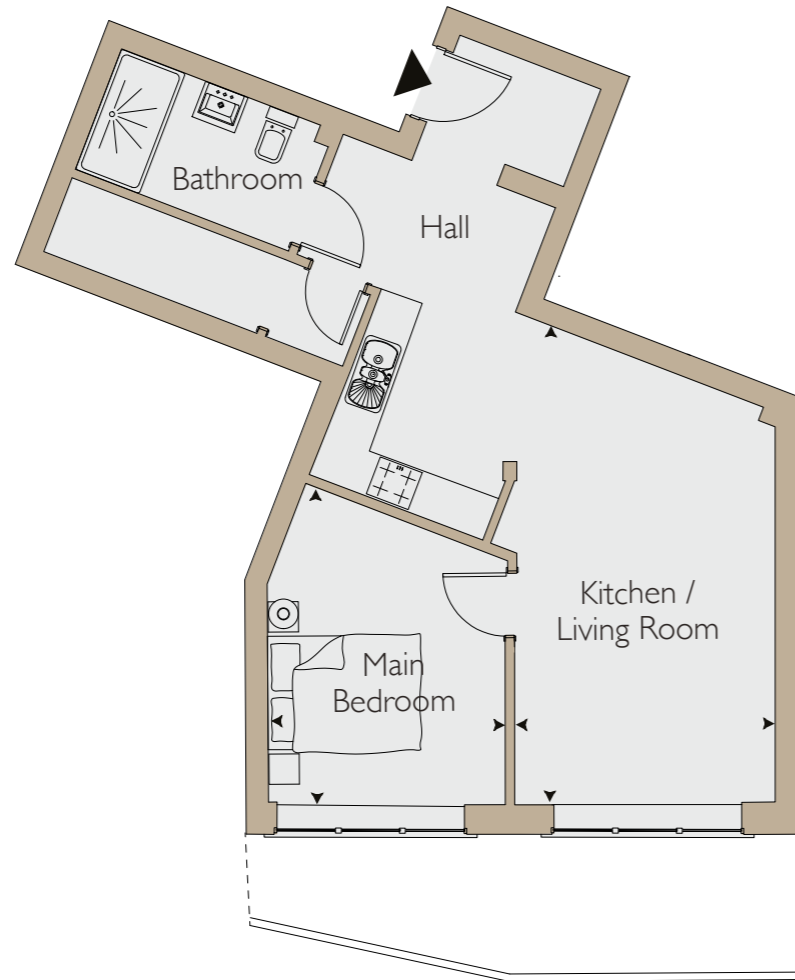
**Kitchen / Living Room**  
5.84m x 3.44m  
(19'2" x 11'3")

**Main Bedroom**  
3.90m x 3.14m  
(12'10" x 10'4")

**Bathroom**  
1.70m x 3.01m  
(5'7" x 9'11")

*A charming one-bedroom apartment designed with comfort and efficiency in mind. The open-plan kitchen and living area is bright and welcoming, while the generous double bedroom provides a peaceful sanctuary. A modern bathroom and practical hallway layout complete this attractive home.*

*Two allocated parking spaces, including one undercover secured parking bay with EV car charging point.*



Total Net Sales Area  
624 sq.ft

# APARTMENT 6

**Kitchen / Living Room**  
6.98m x 4.80m  
(22'11" x 15'9")

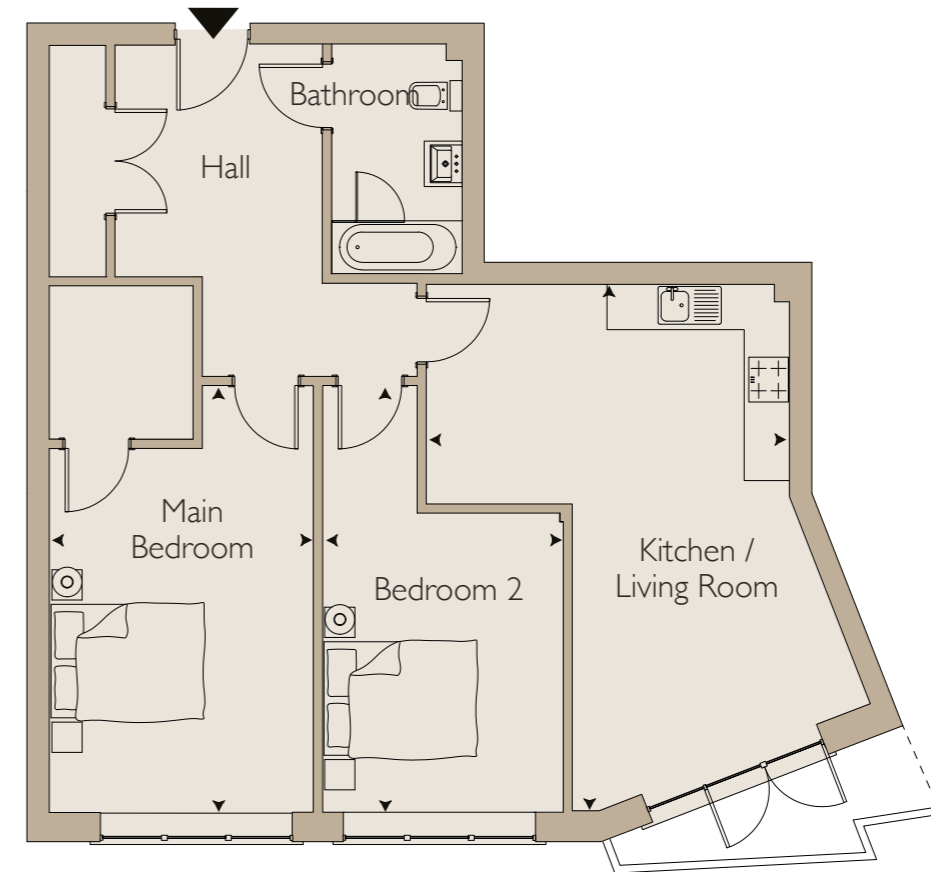
**Main Bedroom**  
5.67m x 3.41m  
(18'7" x 11'2")

**Bedroom 2**  
3.95m x 3.16m  
(12'12" x 10'4")

**Bathroom**  
3.01m x 1.72m  
(9'11" x 5'8")

*This elegant two-bedroom apartment offers a spacious open-plan kitchen and living area, ideal for modern lifestyles. The main bedroom benefits from a dedicated dressing area (optional upgrade), while the second bedroom is perfect for guests or home working. A stylish bathroom and well-designed hallway enhance the overall sense of space.*

*Two allocated parking spaces, including one undercover secured parking bay with EV car charging point.*



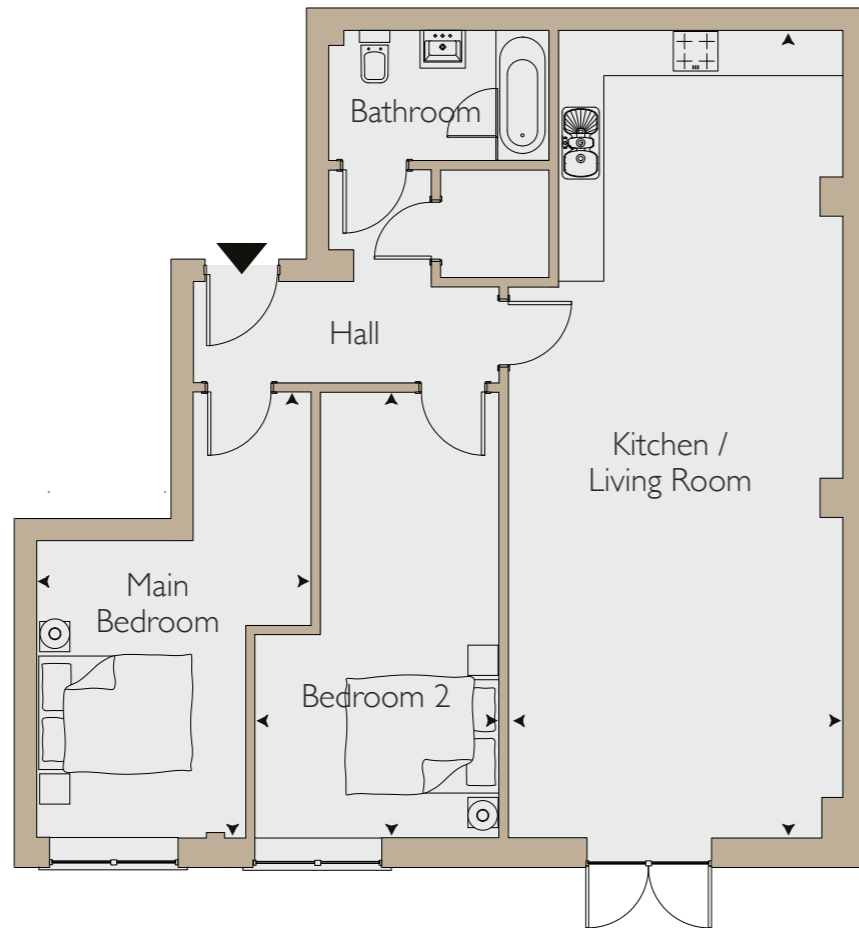
Total Net Sales Area  
926 sq.ft

# APARTMENT 7

- Kitchen / Living Room**  
10.66m x 4.42m  
(34'12" x 14'6")
- Main Bedroom**  
5.82m x 3.62m  
(19'1" x 11'11")
- Bedroom 2**  
5.89m x 3.23m  
(19'4" x 10'7")
- Bathroom**  
1.72m x 2.91m  
(5'8" x 9'7")

An exceptional two-bedroom apartment featuring an expansive open-plan kitchen and living area that stretches the full length of the home, creating a stunning focal point. Both bedrooms are generously sized, making this apartment ideal for those seeking space, flexibility, and high-quality contemporary living. A modern bathroom completes the property.

Three allocated parking spaces, including two undercover secured parking bays with one EV car charging point.



Total Net Sales Area  
1001 sq.ft

# APARTMENT 8

- Kitchen / Living Room**  
4.05m x 5.38m  
(13'3" x 17'8")
- Main Bedroom**  
3.31m x 3.38m  
(10'10" x 11'1")
- Bedroom 2**  
2.52m x 3.38m  
(8'3" x 11'1")
- Bathroom**  
3.15m x 2.58m  
(10'4" x 8'6")

A well-balanced two-bedroom apartment offering an open-plan kitchen and living space, perfect for both relaxing and entertaining. The main bedroom is comfortably proportioned, with a second bedroom ideal for guests, a home office, or additional storage. Finished with a modern bathroom and welcoming hallway.

Two allocated parking spaces, including one undercover secured parking bay with EV car charging point.



Total Net Sales Area  
646 sq.ft

# FEATURES AND OPTIONS

## CONSTRUCTION

- Traditional construction with elevations comprising red brick with cast stone architectural features.
- Re-laid flat roof.
- Aluminium doors and UPVC windows.
- 6 Year Professional Consultant Certificate guarantee.

## INTERNAL

- Central heating comprising low consumption electric radiators and Elba towel warmers to bathrooms. Control via an app on smartphone or tablet.
- Hot water supplied via electric water heater with dual immersion heaters.
- Energy efficient LED lighting throughout with recessed downlights to kitchen, bathrooms, living room & hallway.
- Entry access system in entrance hall.
- Internal doors – Contemporary cottage style in veneered oak with chrome furniture.
- Decoration – Emulsion to walls with white ceilings and white satin finish woodwork.
- Mechanical Ventilation with Heat Recovery (MVHR) system, which continuously supplies fresh, filtered air throughout the home while recovering up to 90% of heat from outgoing stale air – reducing energy loss, lowering heating costs, and improving indoor air quality.

## TV / SKY

- Access to communal terrestrial TV aerial as standard with option to connect to communal Sky satellite dish.
- Optional HD distribution to selected positions from comms position.

## KITCHEN

- Fitted kitchen by Sigma 3 Kitchens with a choice of finishes subject to specification and stage of construction.
- Fully integrated appliances including dishwasher and fridge freezer.

## BATHROOMS

- *Bathroom fittings*  
Ideal Standard sanitary ware comprising close coupled WC and wall hung basin with semi pedestal. Baths with Vado deck mounted taps and riser rail with shower head. Showers with Vado showerpipe, low profile shower tray with Vado chrome fittings. Lakes shower enclosure.
- *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

- EV car charging point.

## SERVICES

- Mains electric, water and drainage services will be connected.
- Electric heating and hot water.
- Telephone/Broadband – FTTP – Fibre To The Premises.

## UPGRADE OPTIONS

- Flooring to areas other than kitchen and bathrooms.
- Kitchen additions.
- Wardrobe
- Connection to communal Sky Satellite dish.
- HD distribution options.
- Ceiling mounted wireless access points.
- Bathroom accessories.



# A PROUD HISTORY

At Ashford Homes, we want you to buy and move into your new home with complete confidence, so you can start enjoying it from the very first day. From the moment your purchase is agreed, our dedicated team works closely with you, taking care of every detail and keeping you fully informed throughout the process.

For over 35 years, Ashford Homes has been crafting beautiful homes across the South West, combining timeless design with modern living. Quality, service, and professionalism are at the heart of everything we do. We take great pride in our reputation for creating innovative, beautifully designed homes that offer generous living spaces, meticulous attention to detail, and superior workmanship.

Each home is individually designed and built to the highest standards by our skilled local team. For your peace of mind, every Ashford Homes property comes with a 10-year structural warranty from LABC providing comprehensive protection against structural defects for the first decade of ownership, or a 6-year Professional Consultant's Certificate for refurbished properties.

We are also proud to have been recognised for excellence, having received three prestigious LABC awards in 2024 and 2025, including a National Award for our outstanding development, The Hawthorns in Great Somerford.

“We have just moved into our new home built by Ashford Homes. The house is absolutely superb. We could not have had, or wished for, any better service from the whole Ashford team. From start to finish nothing had been too much trouble, advice given has been quite excellent and given the very tight deadlines we imposed on Ashford Homes all were met or exceeded. Ashford Homes took all the stress out of our home purchase and we cannot recommend them too highly to any perspective buyer.”

Mr H

“An absolutely fabulous developer. I have had nothing but the best communication, expertise and professionalism from the company and my new home is absolutely beautiful. The finish is fabulous, with high quality white goods, attention to detail and beautiful touches. Don't hesitate if you are interested in an Ashford Homes property – you won't regret it. Local developers who care about the local developments.”

Mrs J



Protection for new-build home buyers

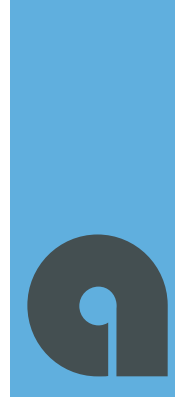


“The team at Ashford Homes provide exceptional customer service. They take pride in the quality of the homes they build and communication is quick, friendly and helpful.”

Mr & Mrs C

“Having bought a property from Ashford Homes in the past, we had no hesitation in purchasing our next home with Ashfords. Their professionalism and attention to detail is excellent. The whole team have been efficient, helpful and understanding throughout the process. Thank you!”

Mr & Mrs H



**ASHFORD  
HOMES**  
(SOUTH WESTERN) LIMITED

*Crafting beautiful homes*

## Ashford Homes (South Western) Ltd

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[www.ashford-homes.co.uk](http://www.ashford-homes.co.uk)



### 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 Fortescue House.

### Strakers

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Wiltshire BA14 8AY

t: 01225 617030

e: [trowbridge@strakers.co.uk](mailto:trowbridge@strakers.co.uk)

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