



ASHFORD  
HOMES  
(SOUTH WESTERN) LIMITED

# COURTFIELD HOUSE

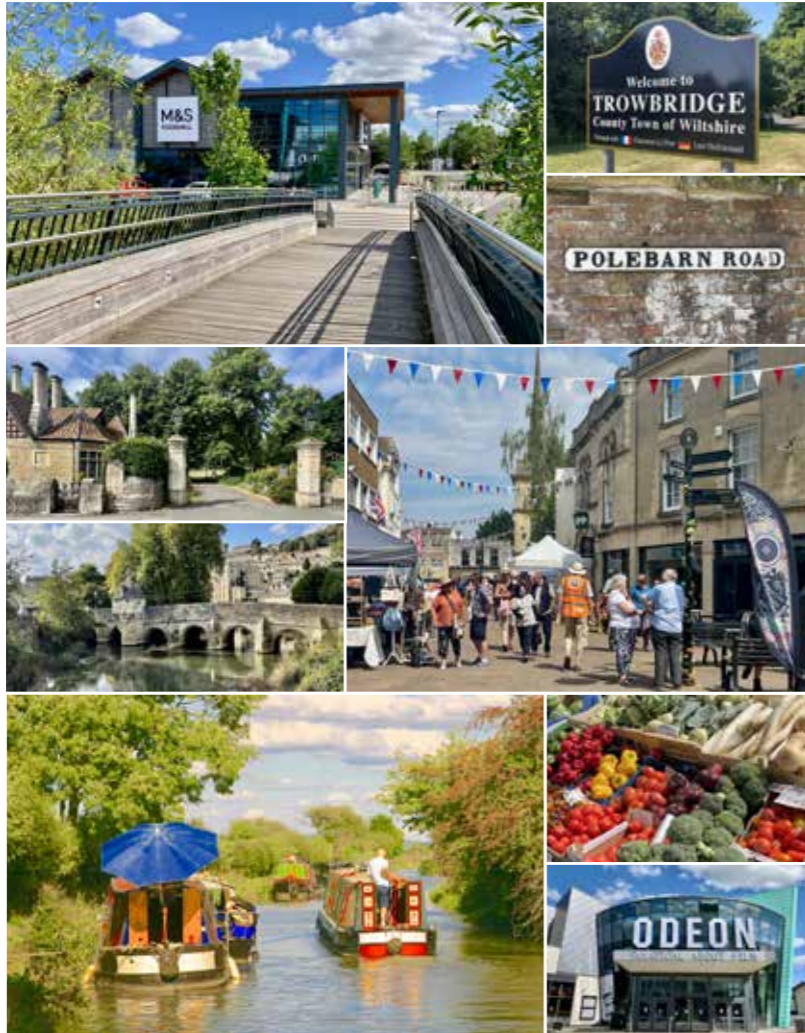
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TROWBRIDGE | WILTSHIRE

PLOTS 17 • 18 • 19 • 20

# COURTFIELD HOUSE

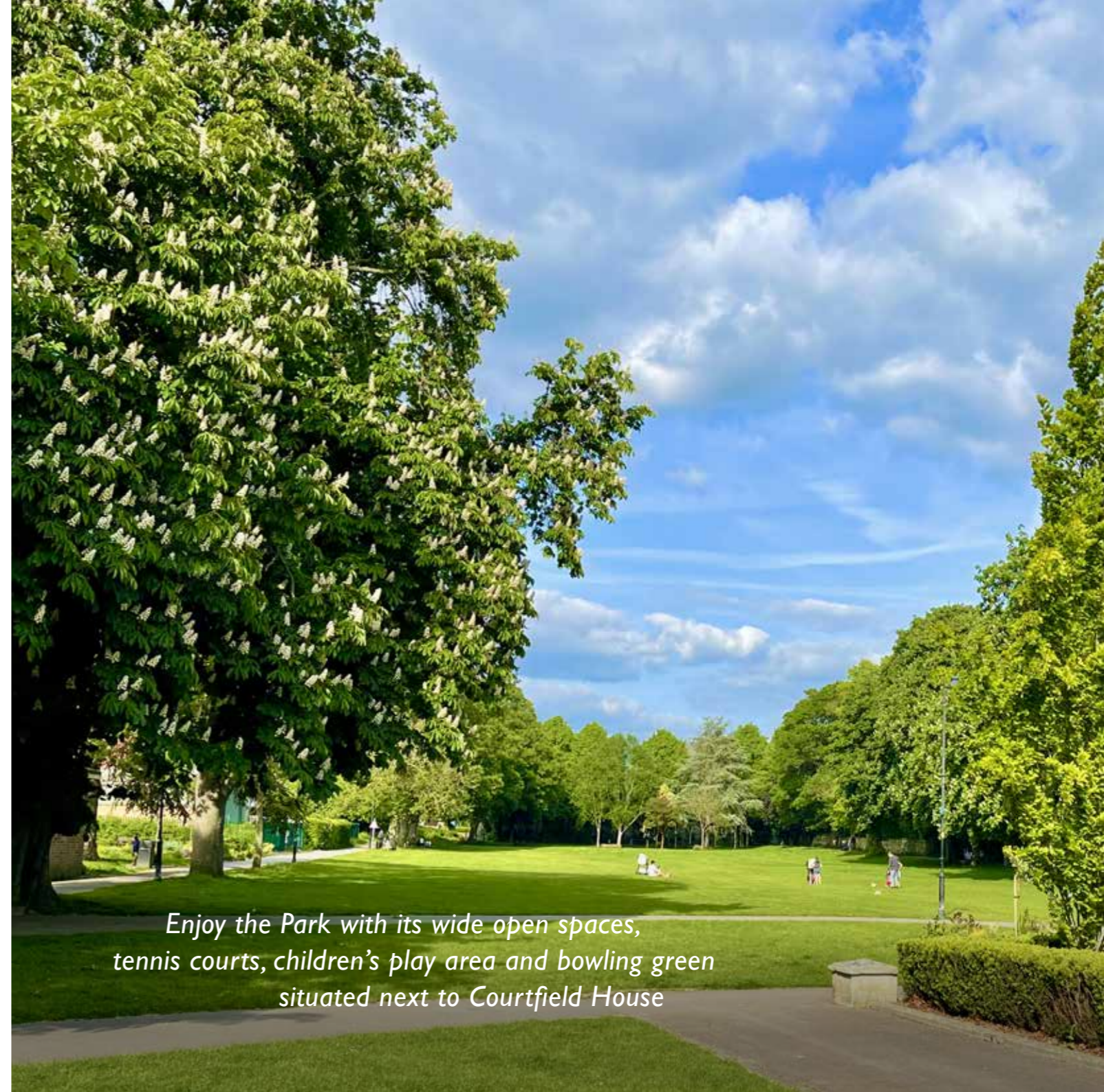
POLEBARN ROAD, TROWBRIDGE, BA14 7EG




Welcome to Courtfield Gardens, an exceptional residential development set in the heart of Trowbridge, Wiltshire. This thoughtfully designed scheme comprises 20 beautifully crafted homes, ranging from one to four bedrooms, combining contemporary living with a strong sense of place. Rich in history yet perfectly positioned for modern life, Trowbridge offers excellent transport links, a vibrant community, and a wide range of educational opportunities, making it an ideal location to call home.

Few homes carry with them a story as rich and layered as Courtfield House. Standing at the heart of Courtfield Gardens, this Grade II\* listed residence is one of Trowbridge's most significant historic buildings, a place where the ambitions of the Industrial Revolution, the artistry of the Arts and Crafts movement, and the life of a thriving school have each left their mark.

The house was built around 1762 by John Cokes, a prominent local clothier whose enterprise was central to Trowbridge's rise as one of England's foremost centres of woollen cloth production. Constructed in Flemish bond brickwork, the original building followed a double-pile plan, with refined reception rooms to the front and active workshops to the rear, a design that balanced the demands of a gentleman's residence with the practicalities of commerce.



*Enjoy the Park with its wide open spaces, tennis courts, children's play area and bowling green situated next to Courtfield House*



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

Over the following century, Courtfield House grew and evolved. By the 1770s the adjoining workshop had been erected; by 1780 the rear attics had been rebuilt to increase their capacity. In the mid-19th century, canted bay windows were introduced to the principal reception rooms, flooding them with light. Between approximately 1860 and 1887, the house underwent a more dramatic transformation: the workshops were incorporated into the domestic dwelling, the garden elevation was given a characterful Arts and Crafts treatment, and the coach house was added. A loggia connected the former workshop to the main house, and a remarkable room of light timber-framing infilled with herringbone brickwork was constructed above.

The house remained in the ownership of woollen manufacturers until the mid-20th century; its story intertwined with the mills and workshops that once surrounded it. In the 1970s it became Roundstone Preparatory School, providing specialist facilities for dance and serving the local community for over four decades, before closing in 2012.

Now sensitively restored and reimagined as four unique homes, Courtfield House offers a rare opportunity. To live here is to become part of a continuing story, one that stretches back more than 260 years and remains as compelling as ever.

Steeped in charm and character, Trowbridge provides an appealing lifestyle for residents of all ages. The picturesque town centre features a traditional market, independent shops, and welcoming cafés, while nearby attractions such as Trowbridge Museum, housed in a restored 19th-century mill, offer insight into the town's rich industrial past. For everyday shopping, residents are well served by a choice of major supermarkets including Sainsbury's, Tesco Extra, Asda, and Lidl, all conveniently located within the town. The Shires Shopping Centre and The Gateway retail park provide a broad range of high street names and well-known brands, complemented by Cradle Bridge Retail Park, home to an M&S food hall. For those who enjoy the outdoors, Courtfield Gardens is ideally located close to attractive green spaces and the tranquil River Biss, perfect for leisurely walks and moments of relaxation.

Trowbridge also offers an impressive selection of dining and leisure options. The St Stephen's Place leisure quarter is a particular highlight, bringing together the ODEON multi-screen cinema complex, Wagamama, Prezzo Italian Restaurant, and the popular Valeroso Lounge, a stylish all-day bar and restaurant, all within easy reach. For a more intimate dining experience, Avonfield at The Old Town Hall in the heart of the town centre provides excellent brunch and café fare, while LJ Hugs on Stallard Street is a highly rated local favourite. Active residents will appreciate Trowbridge Sports Centre, offering swimming, badminton, squash, and more, as well as Castle Place Leisure Centre, a well-equipped gym conveniently situated in the town centre.

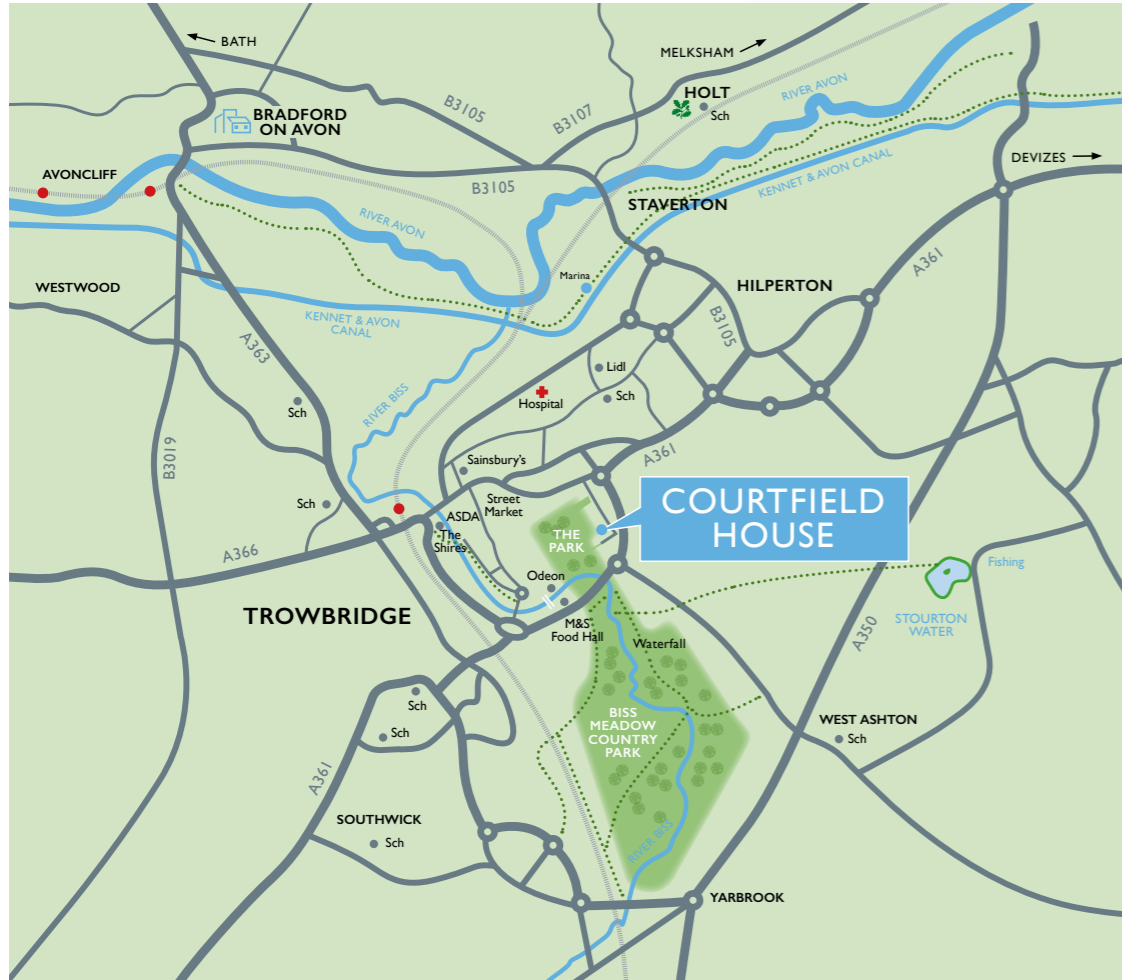
With a history dating back to the Saxon era, Trowbridge has long played a significant role in Wiltshire's story. As the county town, it flourished during the Industrial Revolution, and today its heritage is reflected in the historic buildings and architecture that continue to define the townscape.

Residents of Courtfield Gardens benefit from excellent transport connections, with Trowbridge Railway Station providing regular services to Bath, Bristol, and London, making commuting and leisure travel effortless. Road links via the A350 and A361 further enhance connectivity across Wiltshire and beyond.

Families moving to Courtfield Gardens will appreciate the range of educational facilities available in Trowbridge. The town boasts several well-regarded primary and secondary schools, providing a nurturing environment for children of all ages. Additionally, the nearby Wiltshire College Trowbridge campus offers further education and vocational courses, ensuring that residents have access to a comprehensive range of educational opportunities.

At Courtfield Gardens, and particularly within the historic setting of Courtfield House, you will find a rare blend of heritage, quality, and modern convenience, creating an exceptional place to live and a unique opportunity to become part of Trowbridge's enduring story.

# 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.

# SITE PLAN





# PLOT 17

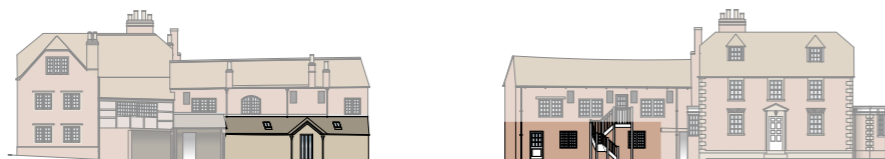
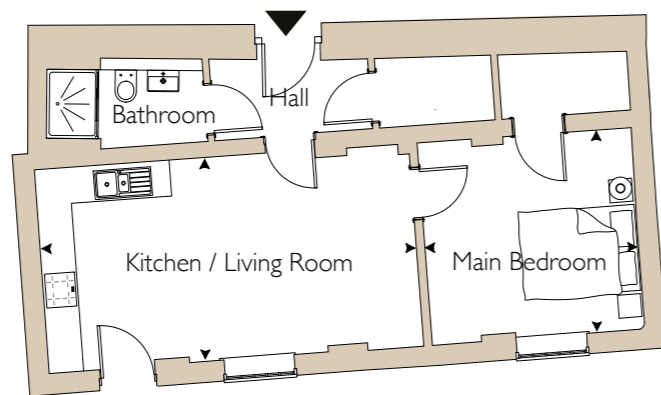
## GROUND FLOOR

Kitchen /  
Living Room  
3.54m x 6.53m  
(11'7" x 21'5")

Main Bedroom  
3.68m x 3.52m  
(12'1" x 11'7")

## ONE BEDROOM APARTMENT

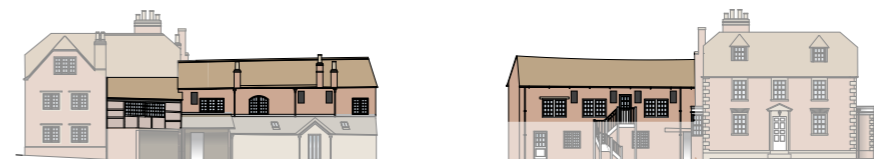
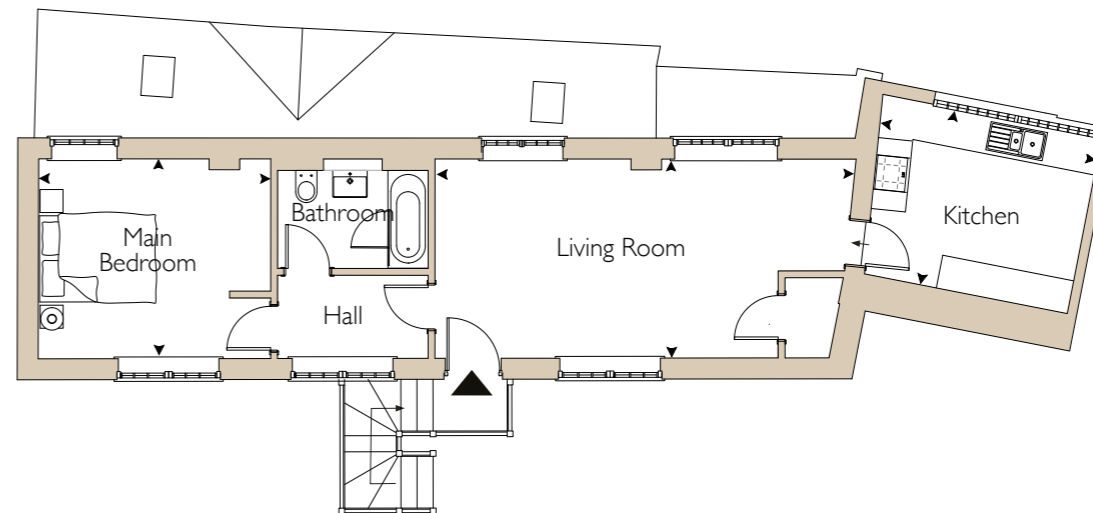
*A beautifully considered ground floor apartment that makes the most of its generous proportions. From the welcoming entrance hall – which also gives access to a bathroom and cloakroom – the space opens into a broad, light-filled kitchen and living area, ideal for relaxed everyday living. A private garden and allocated parking are included.*



Total Net Sales Area  
560 sq.ft

## ONE BEDROOM APARTMENT

*An elegant and light-filled first floor apartment with a genuine sense of space and serenity. The entrance hall leads into a broad living room that immediately impresses with its bright, airy character, while a separate kitchen sits conveniently alongside. The main bedroom and a well-appointed bathroom complete this refined and peaceful retreat, which also benefits from a private garden and allocated parking.*



# PLOT 20

## FIRST FLOOR

Kitchen  
3.03m x 3.91m  
(9'11" x 12'10")

Living Room  
3.46m x 7.24m  
(11'4" x 23'9")

Main Bedroom  
3.45m x 4.04m  
(11'4" x 13'3")

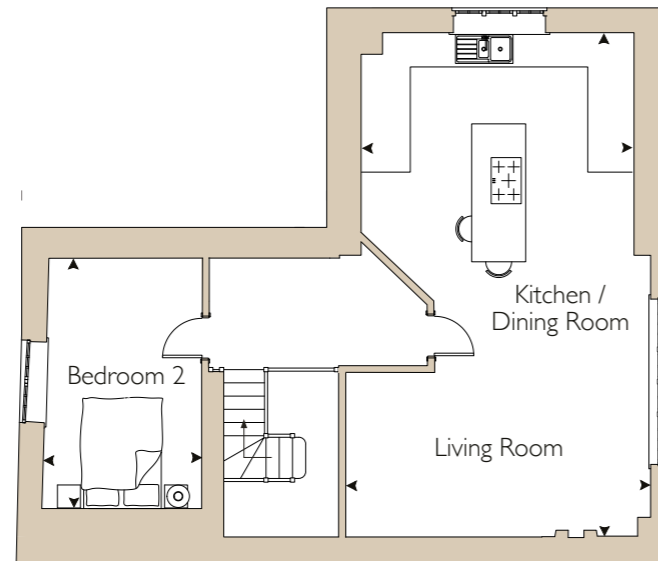
Total Net Sales Area  
667 sq.ft

## TOP FLOOR

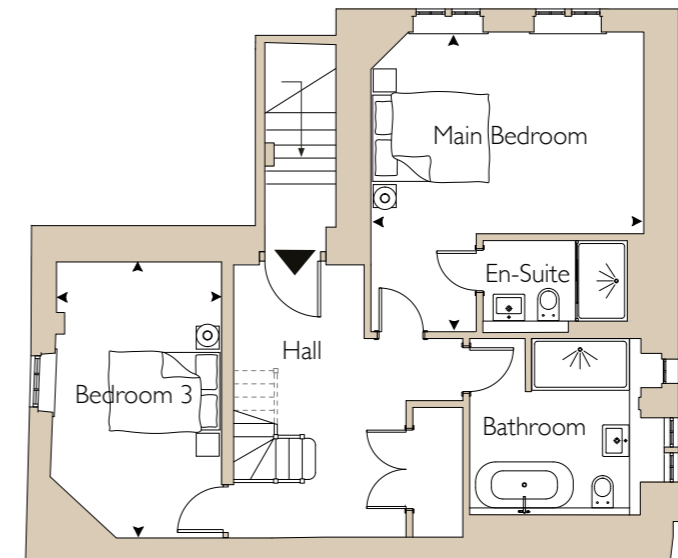
Kitchen /  
Dining Room /  
Living Room  
5.33m x 8.76m  
(17'6" x 28'9")

Bedroom 2  
2.73m x 4.36m  
(8'12" x 14'4")

## THREE BEDROOM HOME



A characterful three bedroom home arranged across two upper floors, offering a flexible and sociable way of living. The first floor is home to the main bedroom with its own en-suite shower room, a third bedroom, and a family bathroom appointed with a freestanding roll top bath and separate shower. Above, the top floor opens into a generous kitchen, dining and living space, with a second bedroom completing the level. A private garden and allocated parking are included. A private garden and allocated parking complete the offering.



## FIRST FLOOR

Main Bedroom  
4.75m x 5.19m  
(15'7" x 17'0")

Bedroom 3  
2.91m x 2.08m  
(9'7" x 6'10")



**GROUND FLOOR**

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

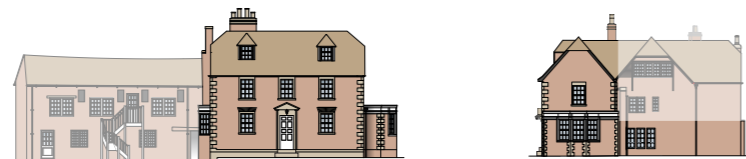
**Dining Room**  
5.16m x 3.41m  
(16'11" x 11'2")

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

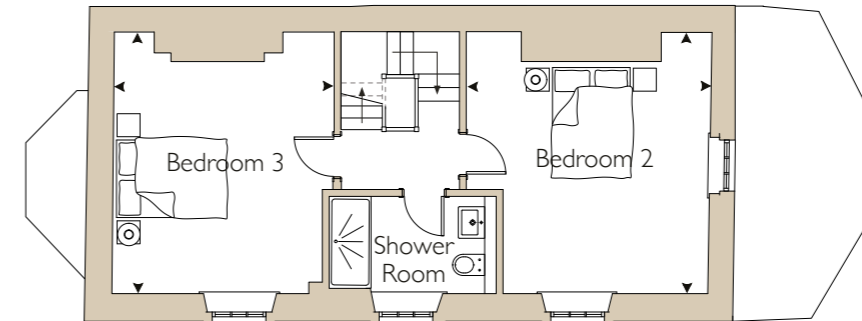
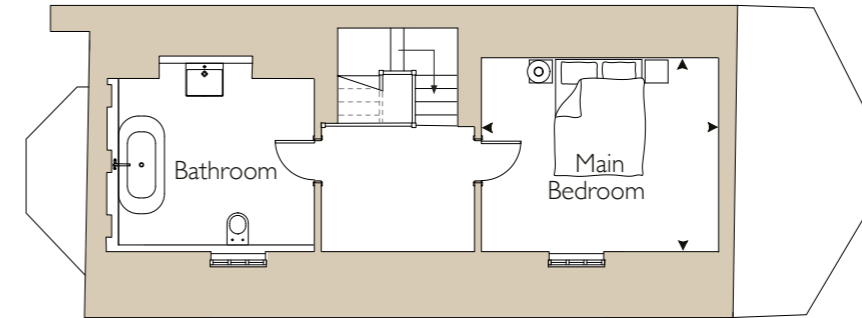
**Reception Room**  
4.92m x 4.56m  
(16'2" x 14'12")

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

**FOUR BEDROOM HOME**



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 large private garden and allocated parking complete the picture.



**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")

# FEATURES AND OPTIONS

## CONSTRUCTION

- The complete refurbishment and modernisation of the Grade II \* Listed Building
- Traditional construction with elevations comprising red brick and rubble cast stone with cast stone architectural features.
- Natural slate roof tiles.
- Painted timber windows & doors.
- 6 year Professional Consultant's Certificate.

## INTERNAL

- Central heating comprising electric traditional column radiators with individual programmable room thermostats.
- Towel radiators in bathrooms with programmable thermostat.
- LED lighting throughout including recessed down lights to selected areas.
- Internal doors – oak four panel white painted doors with chrome furniture.
- Decoration – emulsion to walls with white ceilings and white gloss finish woodwork.

## AUDIO-VISUAL INFRASTRUCTURE

- Data points in selected areas allowing wired connection to streaming devices over FTTP.
- Optional HD distribution to selected areas from comms position.

Full details available by request.

## KITCHEN

- Luxury fitted kitchen with fully integrated appliances.
- Utility room with sink and space for washing machine and tumble dryer (plot dependent).

## BATHROOMS

- *En-Suite*  
Traditional style sanitary ware from Burlington with traditional style brassware from Vado comprising close coupled WC, basin with vanity unit under wall. Low profile shower tray with concealed Vado chrome fittings incorporating fixed overhead shower and separate hand rinse.
- *Bathroom*  
Traditional style sanitary ware from Burlington with traditional style brassware from Vado comprising close coupled WC, basin with vanity unit under wall. Roll top bath to Plot 19, wall hung basin and bath with Merlyn bath screen over. Vado Axbridge brassware fittings with exposed thermostatic bath/shower mixer with riser rail.
- *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.

## EXTERNAL

- Tarmacadam development road with block pavements to private parking spaces.
- The grounds to be planted as per the approved landscape drawings.
- EV charging points.
- Gardens will be seeded.

## SERVICES

- Mains electric, water and drainage services will be connected.
- FTTP – Fibre to the Premises will be connected with download speeds up to 1GB/second.

## UPGRADE OPTIONS

- Flooring to areas other than kitchen and bathrooms.
- Kitchen & Utility additions.
- HD distribution options.
- Ceiling mounted wireless access points (Plot dependent).
- Security system.
- Additional wardrobes.
- Mirrors and Demista pads.
- Turf to gardens.
- Bathroom accessories.



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# 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

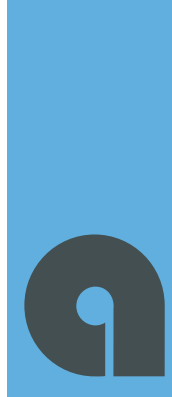


Protection for new-build home buyers



“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

Doric House, Middleton Drive, Bradford on Avon, Wiltshire, BA15 1GB

t: 01225 791155

e: sales@ashford-homes.co.uk

[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 Courtfield House.

### Strakers

44 Castle Street, Trowbridge  
Wiltshire BA14 8AY

t: 01225 617030

e: trowbridge@strakers.co.uk

[www.strakers.co.uk](http://www.strakers.co.uk)

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