



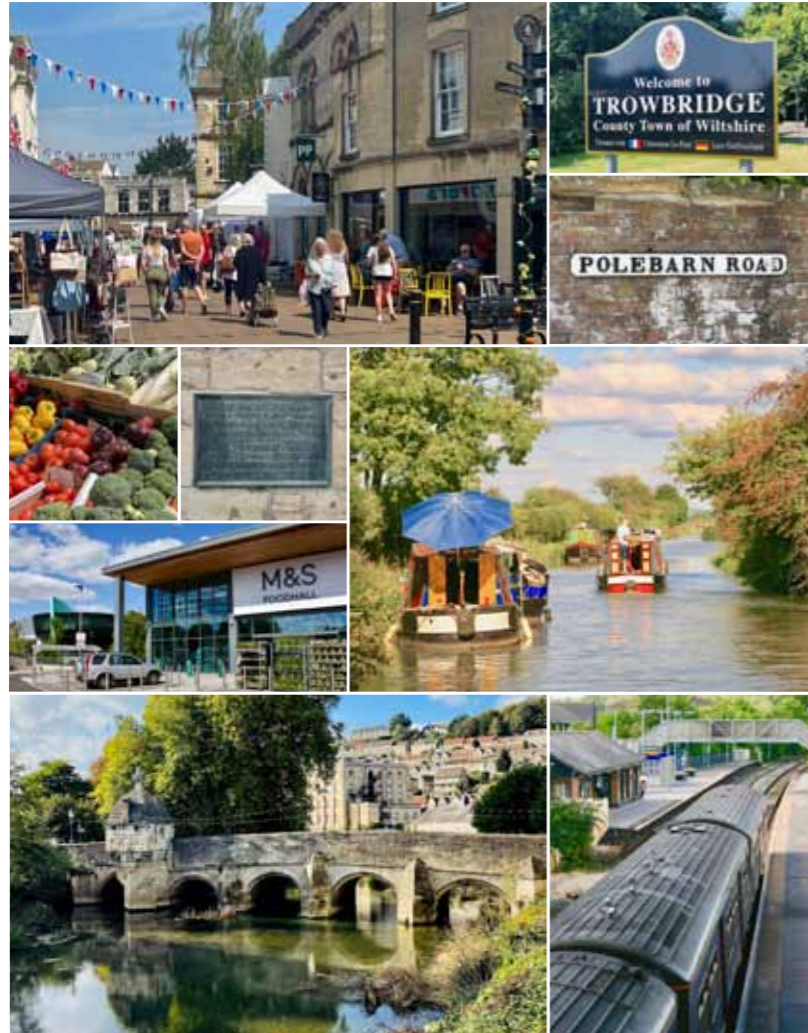
ASHFORD
HOMES
(SOUTH WESTERN) LIMITED

COURTFIELD GARDENS

TROWBRIDGE | WILTSHIRE

COURTFIELD GARDENS

POLEBARN ROAD, TROWBRIDGE, BA14 7EG



Welcome to Courtfield Gardens, a magnificent development nestled in the heart of Trowbridge, Wiltshire. This exclusive collection of 20 beautifully crafted homes, features 16 new build properties and four apartments set in a restored Grade II listed building. The selection includes a variety of two-bedroom apartments as well as two, three and four-bedroom houses. With its rich history, convenient transport links, vibrant community, and excellent education opportunities, Trowbridge is the perfect place to call home.

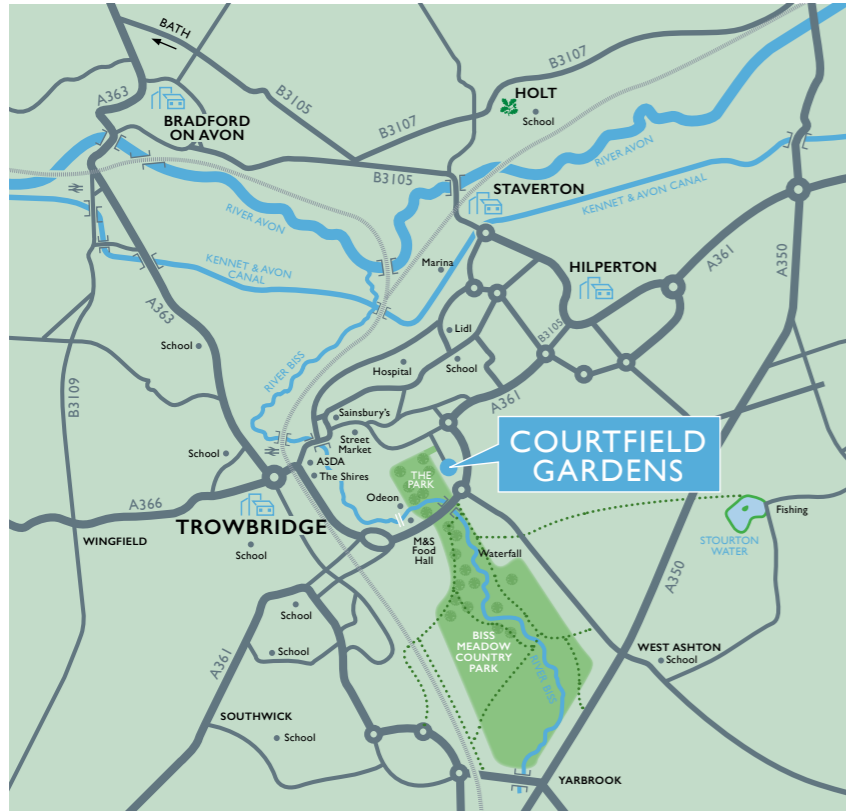
Steeped in charm and character, Trowbridge offers an array of activities and attractions for residents of all ages. Explore the picturesque town centre, with its traditional market, boutique shops, and delightful cafes. Immerse yourself in the local history by visiting landmarks such as Trowbridge Museum, housed in a restored 19th-century mill, where you can discover the town's fascinating industrial heritage. For nature enthusiasts, Courtfield Gardens is just a stone's throw away from beautiful green spaces, including the tranquil River Biss, perfect for leisurely walks and picnics.

Delve into the rich history of Trowbridge, which dates back to the Saxon era. As the county town of Wiltshire, Trowbridge played a significant role in the woollen cloth industry during the Industrial Revolution. Today, remnants of its past can be seen in the historic architecture and preserved buildings that grace the town, providing a captivating glimpse into its heritage.



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

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.

Residents of Courtfield Gardens will benefit from excellent transport links, making commuting and exploring the surrounding areas a breeze. Trowbridge Railway Station offers regular train services to major cities such as Bath, Bristol, and London, providing easy access to both business opportunities and leisure destinations. The town is also well-connected by road, with the A350 and A361 allowing for convenient travel throughout Wiltshire and beyond.

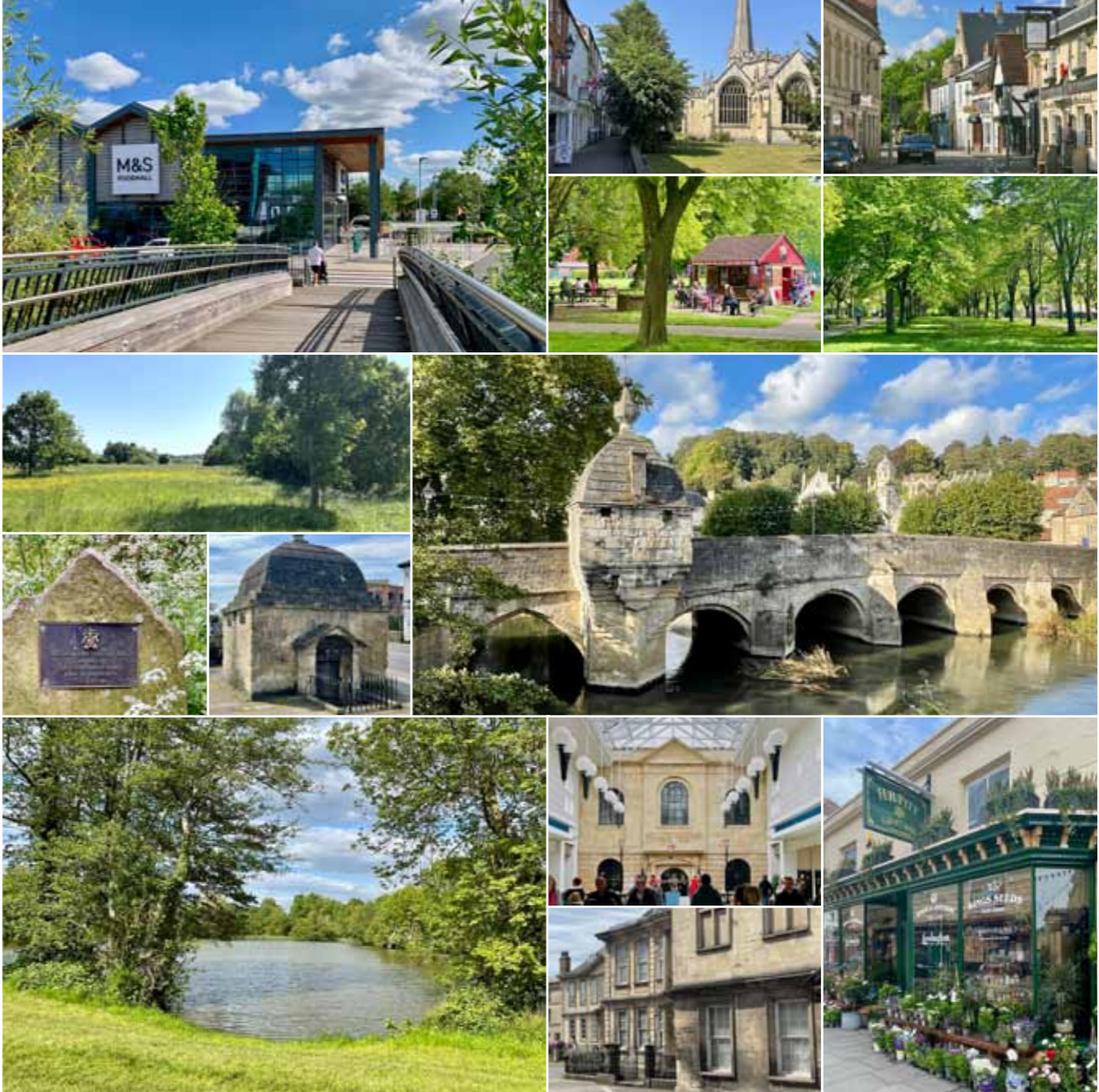
Families moving to Courtfield Gardens will appreciate the range of educational facilities available in Trowbridge. The town boasts several well-regarded primary and secondary schools, providing a nurturing environment for children of all ages. Additionally, the nearby Wiltshire College Trowbridge campus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

At Courtfield Gardens, you will discover the perfect blend of modern living within a thriving community, surrounded by a wealth of amenities and attractions. With its convenient transport links, fascinating history, and excellent education options, Trowbridge truly offers the ideal setting for you and your family to create lasting memories.

THE PARK

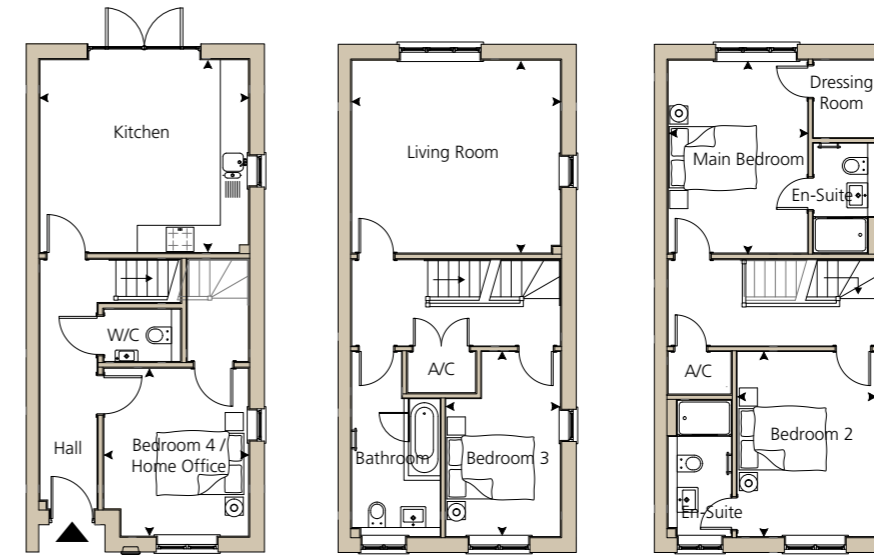


The town hosts two markets:
a weekly market with local
traders and stalls, and the
monthly Weavers Market





*Courtfield Gardens
provides 20 beautifully crafted
two, three and four bedroom luxury homes*



Impressive four bedroom end terraced home with parking. On the ground floor you'll find a bedroom that can easily double as a home office, offering versatile living, and a convenient cloakroom. The well-appointed kitchen, located at the rear of the property, beckons with its modern design and seamless connection to the garden through elegant French doors.

The first floor provides a spacious living room, perfect for relaxation and entertainment, a double bedroom and family bathroom.

Venture to the second floor, where the main bedroom, complete with a dressing room and en-suite bathroom resides. Adjacent, you'll find a second double bedroom, also equipped with its own en-suite shower room.



Please note that the interior layout of Plot 5 is in reverse to that of Plot 1 (shown)

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.

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

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")

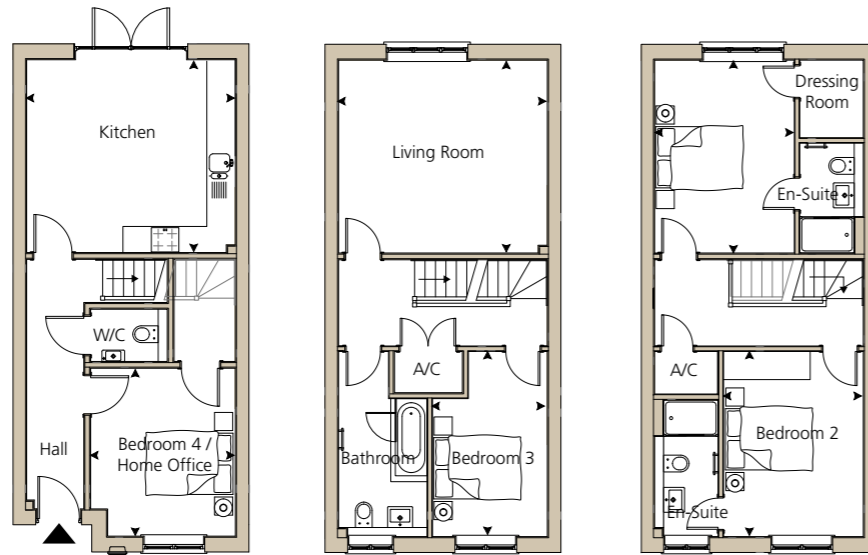
Bedroom 3
2.53m x 4.08m
(8'4" x 13'5")

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



Please note that the interior layout of Plot 3 is in reverse to that of Plots 2 & 4 (shown)

Impressive four bedroom mid terraced home with parking. On the ground floor you'll find a bedroom that can easily double as a home office, offering versatile living, and a convenient cloakroom. The well-appointed kitchen, located at the rear of the property, beckons with its modern design and seamless connection to the garden through elegant French doors..

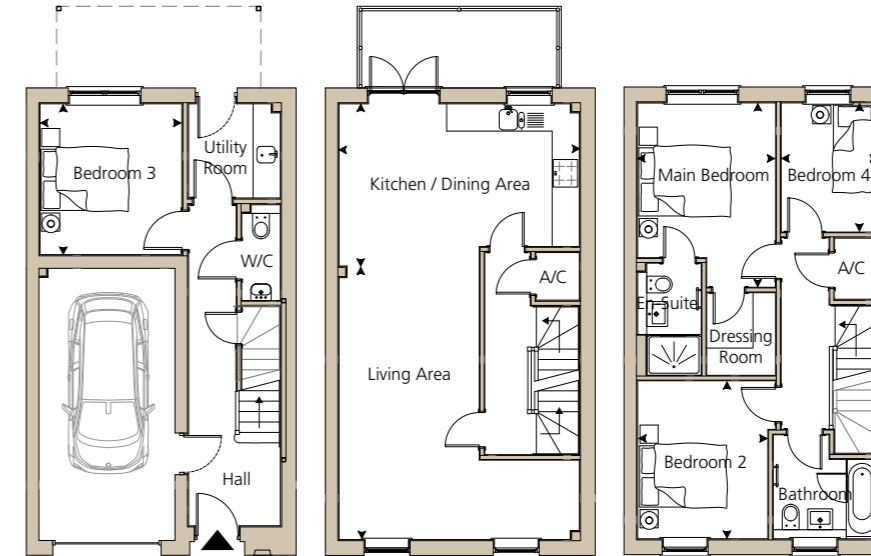
Moving to the first floor, you'll experience a spacious living room designed for relaxation and entertainment, alongside a double bedroom and a family bathroom.

On the second floor, you'll uncover the main bedroom, complete with a dressing room and an en-suite bathroom. Adjacent, a second double bedroom awaits, offering its own en-suite shower room.



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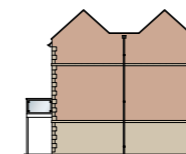




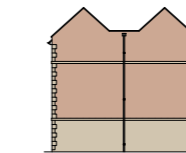
Superb four bedroom end and mid terraced homes, each featuring a single garage. On the ground floor there is a double bedroom, a practical utility room and cloakroom.

Moving up to the first floor, you'll find a large open-plan kitchen/dining/living area. Step through the doors onto your private balcony, an ideal space for relaxation.

Venture to the top floor, where three bedrooms await. The main bedroom offers an en-suite bathroom and dressing room. The two additional bedrooms share access to a modern family bathroom.



Please note that the interior layout of Plots 7 & 9 are in reverse to that of Plots 6 & 8 (shown)



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PLOTS 6 • 7 • 8 • 9

SECOND

Main Bedroom
3.03m x 4.05m
(9'12" x 13'4")

Bedroom 2
2.86m x 3.48m
(9'5" x 11'5")

Bedroom 4
2.13m x 2.84m
(6'12" x 9'4")

FIRST

Kitchen / Living Area
5.29m x 9.60m
(17'4" x 31'6")

GROUND

Bedroom 3
3.12m x 3.32m
(10'3" x 10'11")

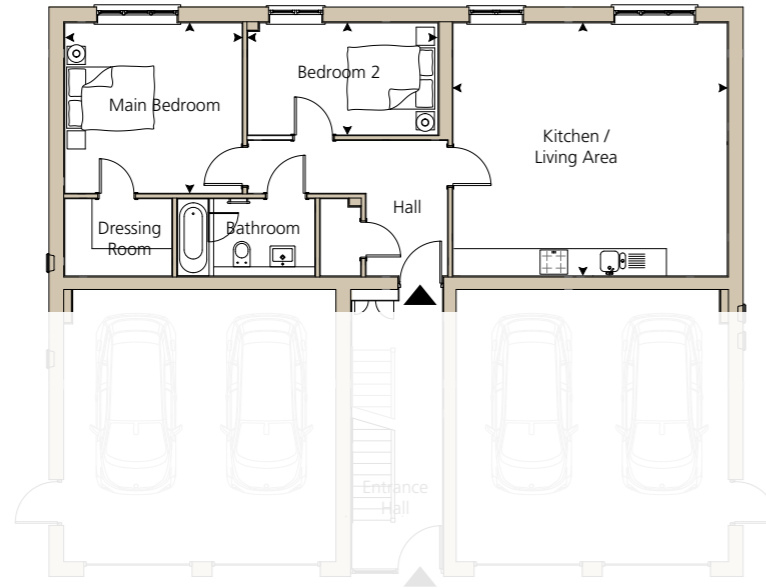
Total Net Sales Area
1420 sq.ft

GROUND FLOOR APARTMENT

Kitchen/
Living Area
6.04m x 5.57m
(19'10" x 18'3")

Main Bedroom
3.75m x 3.90m
(12'4" x 12'10")

Bedroom 2
2.47m x 4.19m
(8'1" x 13'9")

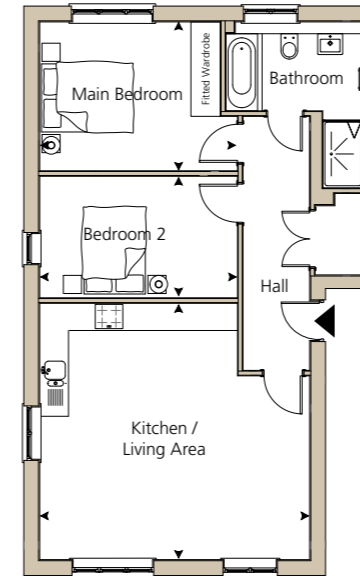


This ground floor apartment features a spacious and integrated kitchen/living area, ideal for modern living and entertaining. You'll discover two generously sized double bedrooms; the main bedroom comes with an exclusive dressing room. The bedrooms have shared access to a contemporary family bathroom. The property benefits from a single garage and an enclosed private garden.



Total Net Sales Area
872 sq.ft

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Wonderful first floor apartment featuring an open and inviting kitchen/living area, perfectly designed for modern living and entertaining. Two generously sized double bedrooms with the main bedroom equipped with fitted wardrobes. The bedrooms share access to a modern family bathroom. The property includes the advantage of a single garage.

Please note that the interior layout of Plot 12 is in reverse to that of Plot 11 (shown)



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PLOTS 11 • 12

FIRST FLOOR APARTMENT

Kitchen / Living Area
5.95m x 5.65m
(19'6" x 18'6")

Main Bedroom
3.28m x 4.36m
(10'9" x 14'4")

Bedroom 2
2.68m x 4.36m
(8'10" x 14'4")

Total Net Sales Area
829 sq.ft

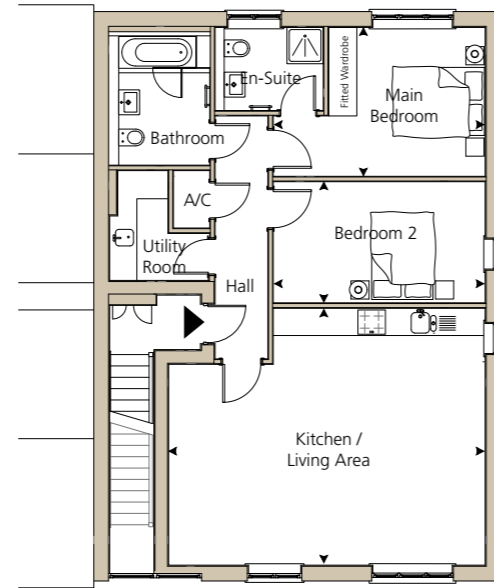
SECOND FLOOR APARTMENT

Kitchen / Living Area
6.97m x 5.66m
(22'10" x 18'7")

Main Bedroom
3.28m x 4.67m
(10'9" x 15'4")

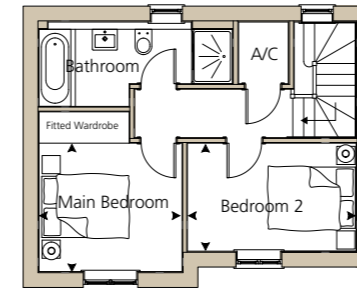
Bedroom 2
2.67m x 4.67m
(8'9" x 15'4")

This second floor apartment features a spacious and integrated kitchen/living area, ideal for modern living and entertaining and a convenient utility room. You'll discover two generously sized double bedrooms; the main bedroom comes with fitted wardrobes and an en-suite. The bedrooms have shared access to a contemporary family bathroom. The property benefits from a single garage

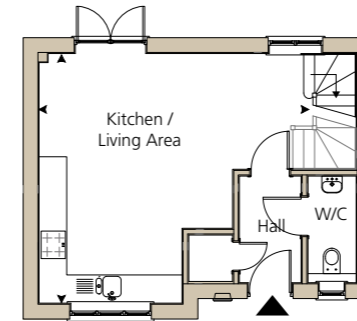


Total Net Sales Area
925 sq.ft

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Superb two bedroom end and mid terraced home with parking. On the ground floor there is an open plan kitchen/living area with French doors leading to the garden, and a convenient cloakroom. On the second floor you'll discover two double bedrooms. The main bedroom boasts fitted wardrobes for added storage. The bedrooms share access to a modern family bathroom.



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.

PLOTS 14 • 15

FIRST

Main Bedroom
3.15m x 3.52m
(10'4" x 11'7")

Bedroom 2
2.38m x 3.70m
(7'10" x 12'2")

GROUND

Kitchen / Living Area
5.50m x 6.96m
(18'1" x 22'10")

Total Net Sales Area
775 sq.ft

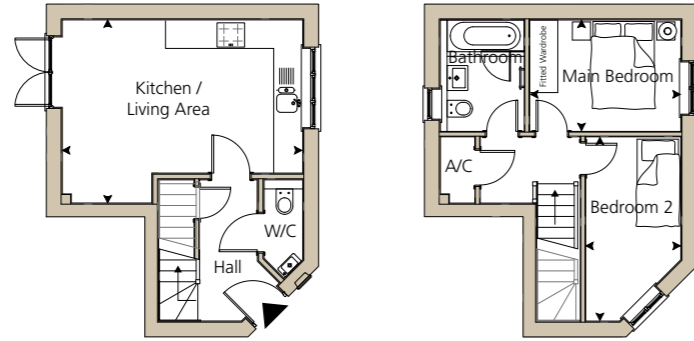
FIRST

Main Bedroom
3.33m x 2.45m
(10'9" x 8'0")

Bedroom 2
2.09m x 4.06m
(6'10" x 13'4")

GROUND

Kitchen /
Living Area
4.03m x 5.30m
(13'3" x 17'5")



Fantastic two bedroom end terraced home with parking. On the ground floor you will find an open plan kitchen/living area with French doors leading to the garden, and a convenient cloakroom. On the second floor there are two double bedrooms, the main bedroom benefitting from fitted wardrobes. The bedrooms have shared access to a contemporary family bathroom.



Total Net Sales Area
602 sq.ft

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FEATURES AND OPTIONS

CONSTRUCTION

- Traditional construction with elevations comprising red brick and rubble cast stone with cast stone architectural features.
- Natural slate roof tiles.
- Painted timber windows & doors.
- LABC 10 year guarantee.

INTERNAL

- Central heating comprising Daikin air source heat pump supplying under floor heating throughout with individual room thermostats. Option for individual room programming, central control, 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.
- LED lighting throughout including recessed down lights to kitchen, bathrooms and other selected areas.
- Internal doors – contemporary oak ladder style doors with chrome furniture.
- Decoration – emulsion to walls with white ceilings and white gloss finish woodwork.
- Fitted wardrobes in main bedroom – sliding glass fronted doors with shelf and hanging rail.

AUDIO-VISUAL INFRASTRUCTURE

- TV aerial fitted as standard.
- Optional HD distribution to lounge 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 the living room, kitchen and main bedroom.

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.
- Utility room with sink and space for washing machine and tumble dryer (plot dependent).

BATHROOMS

- *En-Suite*
RAK sanitary ware comprising back to wall WC, wall hung basin and low profile shower tray with Merlyn shower enclosure. Vado chrome fittings with exposed thermostatic showerpipe incorporating fixed overhead shower and separate hand rinse.
- *Bathroom*
RAK sanitary ware comprising back to wall WC, wall hung basin and bath with Merlyn bath screen over. Vado chrome 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.
Tile choices available (subject to stage of construction) from a selected range.

EXTERNAL

- Tarmacadam development road with block pavements to private driveways of Plots 6 - 9.
- Front gardens planted and/or turfed.
- Rear gardens levelled as far as practicable and prepared for customer to finish.
- External tap to rear.
- External socket to rear.
- External lights.
- EV charging points.

SERVICES


- Mains electric, water and drainage services will be connected.
- Air source heat pump to heating and hot water.
- FTTP – Fibre to the Premises will be connected.

UPGRADE OPTIONS

- Marble to bathrooms tops.
- Flooring to areas other than kitchen and bathrooms.
- Kitchen & Utility additions.
- Satellite dish.
- Audio options.
- HD distribution options.
- Ceiling mounted wireless access points.
- Security system.
- Additional wardrobes.
- Mirrors and Demista pads.
- Seed or turf to rear garden.
- Bathroom accessories.
- Water softener (plot dependent).
- Electric garage doors.

MERLYN





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

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



“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 recommendable traits of an Ashford Homes property.”

Mr and Mrs G



**ASHFORD
HOMES**
(SOUTH WESTERN) LIMITED

Crafting beautiful homes

Ashford Homes (South Western) Ltd

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e: sales@ashford-homes.co.uk

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 Gardens.

Joint Agents

Cobb Farr

37 Market Street, Bradford on Avon BA15 1LJ

t: 01225 866111 e: bradfordonavon@cobbfarr.com

www.cobbfarr.com

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63 Fore Street, Trowbridge Wiltshire, BA14 8ET

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