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2, Courtfield Gardens Polebarn Road, Trowbridge, Wiltshire, BA14 7EJ

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£239,000

Plot 11 is a beautifully arranged two-bedroom first floor apartment that brings together modern design, exceptional energy efficiency, and low-maintenance living. Part of the prestigious Courtfield Gardens development, this thoughtfully laid-out home is ready and waiting to be enjoyed from day one.

- EPC B rated – save over £420 a year on energy bills compared to older properties*
- Air source heat pump with underfloor heating throughout
- Two double bedrooms
- SINGLE GARAGE WITH EV CHARGING POINT
- First floor apartment
- Built by award-winning Ashford Homes – multiple LABC award winners in 2024 and 2025
- 10-year LABC structural warranty for complete peace of mind
- Chain free and ready to move into – no delays, no hassle
- Prime town centre location with facilities on your doorstep

Leasehold

EPC Rating B









Stunning 2-bed first floor apartment with GARAGE & EV CHARGING! EPC B rating, air source heat pump, underfloor heating, ready to move into. Award-winning Ashford Homes.

A welcoming entrance hall sets the tone as you step inside, leading you into a spacious open-plan kitchen and living area positioned at the front of the apartment. Flooded with natural light and finished to a high specification, this versatile space is equally suited to quiet evenings in or relaxed entertaining. Underfloor heating – controlled by individual room thermostats throughout – keeps every corner warm and comfortable while eliminating the need for radiators, giving you clean, uncluttered interiors to style as you wish.

Both bedrooms are positioned towards the rear of the apartment, offering a peaceful retreat away from the main living space. The main bedroom is generously proportioned, while the second bedroom provides real flexibility – whether you need a guest room, a home office, or a nursery. A stylish, centrally located family bathroom with modern fittings serves both rooms with ease.

The property includes a single garage equipped with an EV charging point – offering secure, covered parking alongside future-ready convenience for electric vehicle owners.
With an EPC B rating, this apartment significantly outperforms older properties typically rated D or E. Built with high-performance insulation, airtight construction, and an advanced air source heat pump, Plot 11 delivers consistent warmth, reduced energy consumption, and lower running costs throughout the year. New build apartment owners save on average over £420 a year on energy bills compared to those living in older properties.*

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

Situation
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; Leasehold

Ideal for first-time buyers, downsizers, or investors seeking a smart, sustainable home in a well-connected location – Plot 11 is contemporary living at its finest.

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









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

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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