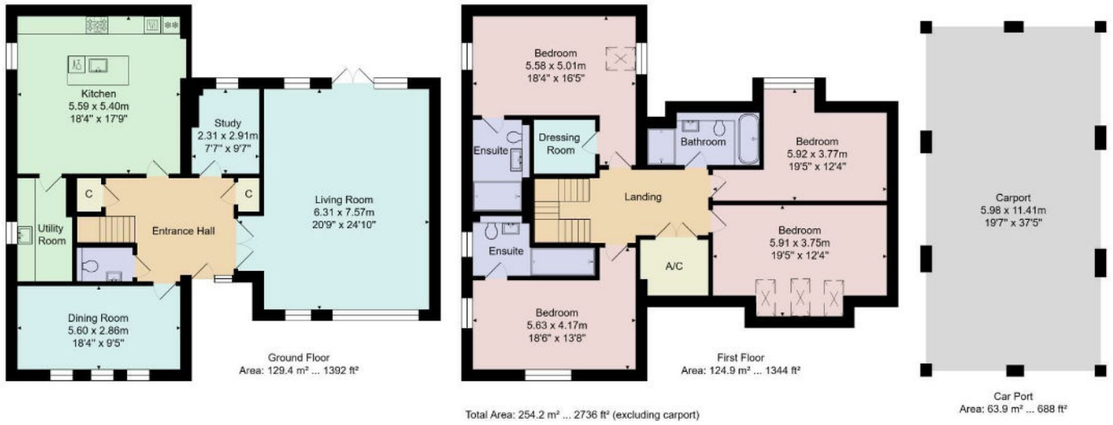
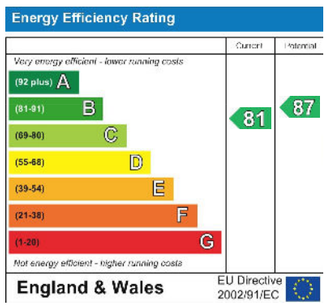
FLOOR PLAN:



Total Area: 254.2 m² ... 2736 ft² (excluding carport)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. www.epcassessments.co.uk

EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



The Paddock, Andrews Drive, Marshfield, SN14 8LU

4 Bedroom House - Detached

Guide price £1,125,000

- A stunning four bedroom new build in idyllic village setting
- Four double bedrooms, two with en-suite and additional family bathroom
- Energy efficient air-sourced heat pump
- Gorgeous kitchen/diner with modern fittings, utility room, living room, downstairs office
- Rear enclosed garden, off street parking for three vehicles and EV charging point
- Freehold, EPC rating B, Council tax band TBC

DETAILS

A stunning four-bedroom new-build home situated in the sought-after Cotswold village of Marshfield forming part of the Andrews Yard Development by Ashford Homes. This beautifully designed property benefits from off-street parking and a dedicated EV charging point, combining contemporary living with village charm.













DESCRIPTION
The Paddock is designed with your lifestyle at its heart. The ground floor features a spacious open-plan kitchen and dining area, perfect for both everyday living and entertaining, alongside a separate utility room.

The generous living room opens directly onto the private rear garden, flooding the space with natural light. For added versatility, there's a dedicated home office, a cosy sitting room, and a conveniently located w/c.

On the first floor, you'll find four double bedrooms, thoughtfully designed for relaxation and privacy. The principal bedroom includes a luxurious en-suite and dressing room, while the second bedroom also benefits from its own en-suite. Bedrooms three and four are served by a contemporary family bathroom.

This home is equipped with premium features, including an electric vehicle charging point, undercover parking for three vehicles, and an energy-efficient air-source heat pump delivering underfloor heating throughout.

NB: There is a £250 management fee approximately per annum

LOCATION
Marshfield is a picturesque village located on the southern edge of the Cotswolds, close to the border between Wiltshire and Gloucestershire. Known for its historic stone cottages, wide High Street, and surrounding rolling countryside, the village has retained much of its traditional English character. Marshfield has a strong sense of community, with local pubs, independent shops, and regular village events contributing to its welcoming atmosphere. Its location offers easy access to nearby cities such as Bath and Bristol, making it an attractive rural setting for both residents and visitors seeking a balance between countryside living and urban convenience.

Marshfield offers very good access to the M4 and is located approximately 10 miles away from Chippenham railway station, which gives you access to London Paddington within 1 hour and 14 minutes. The World Heritage City of Bath is just 6 miles away also giving you access to wider selection of schools.

FEATURES & OPTIONS
Construction -
* Traditional construction with elevations comprising random coursed stone and architectural features.
* Clay double pantile roof tiles to Plots 3, 6 & 7.
* Natural slate roof to Plots 4 & 5.
* Aluminium windows & timber front doors to all plots.
* 10 year LABC Warranty.

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 facilitating independent use in summer.
* Comprehensive electrical installation including energy efficient LED lighting throughout including suspended spotlights to vaulted ceiling areas and recessed downlights elsewhere.
* Brushed stainless steel electrical face plates.
* Fitted security system including keypad with panic alarm facility.
* Internal doors – Contemporary four panel shaker style in veneered oak with brushed stainless steel furniture.
* Staircase – Completely oak newels, handrail, spindles, string, treads and risers.
* Decoration – Emulsion to walls with white ceilings and white gloss finish woodwork.
* Fitted wardrobe in main bedroom – Sliding glass fronted doors or hinged doors with shelf and hanging rail.

Kitchen -
* Luxury fitted kitchen by "Masterclass" with a choice of quality finishes subject to specification and stage of construction.
* Fully integrated NEFF appliances.
* Granite worktops.

External -
* Block paving to courtyards and private drives.
* Tarmac to principal development road.
* Front gardens planted and/or turfed to planning approved landscape plan.
* Rear gardens levelled as far as practicable and prepared for customer to finish.