



ASHFORD
HOMES
(SOUTH WESTERN) LIMITED

ANDREWS' YARD

MARSHFIELD | WILTSHIRE

ANDREWS' YARD

136 HIGH STREET, MARSHFIELD SN14 8LU

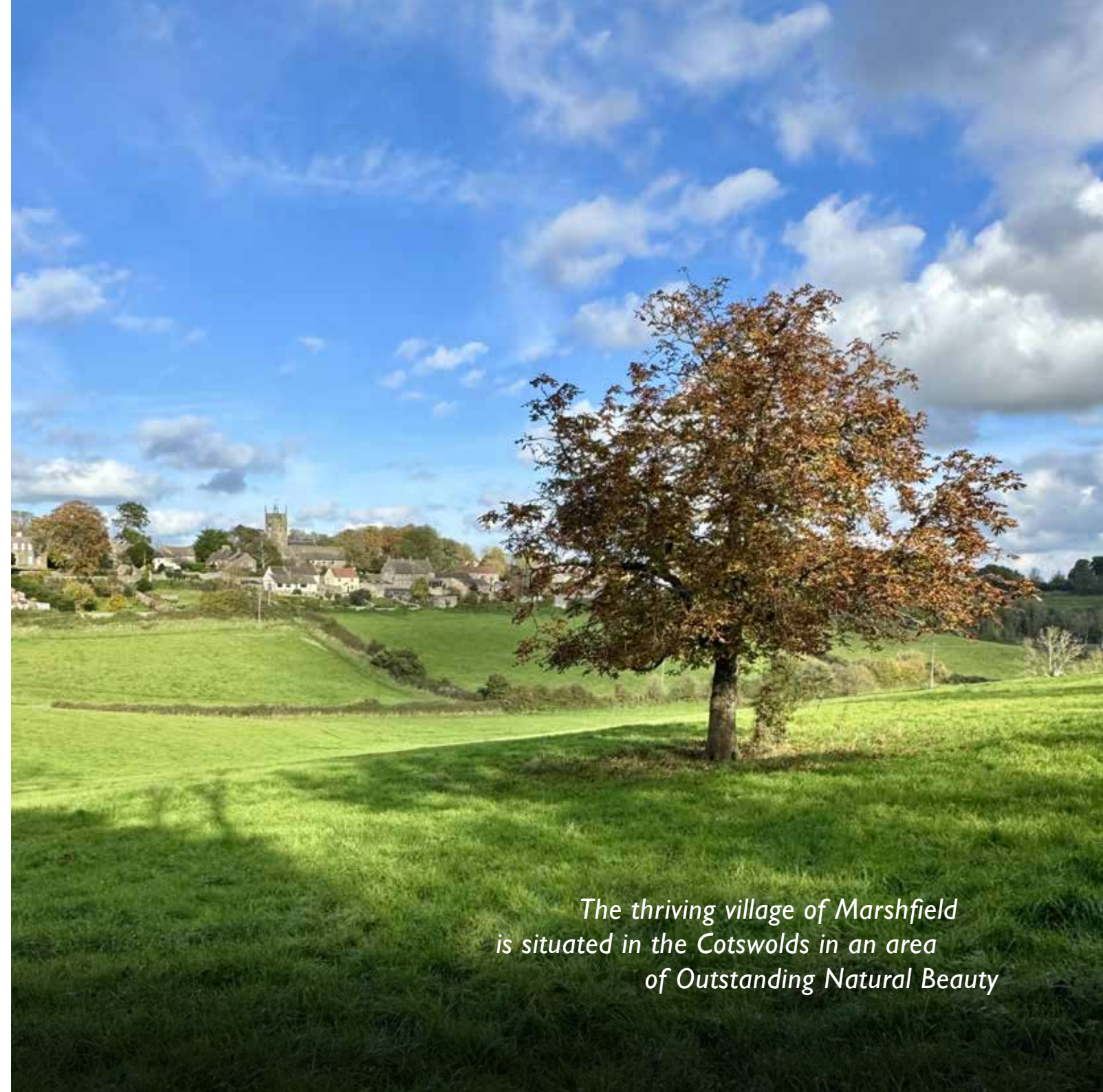


Marshfield offers a rich and fulfilling lifestyle, combining essential amenities with a strong sense of community.

At its heart, the Country Stores provide groceries, fresh produce, and local specialties such as Marshfield Bakery products and Marshfield Farm Ice Cream. Residents also have convenient access to a post office, two traditional pubs, the Catherine Wheel and the Lord Nelson, both serving home-cooked meals, and "Sweetapples" Tea Room for light refreshments.

Vehicle services are available at Central Garage and Bond's Garage, offering repairs and MOTs, while healthcare needs are met by Marshfield Surgery, which includes a dispensary. Additionally, South Gloucestershire Council operates a mobile library service, visiting the village on alternate Thursdays.

*The thriving village of Marshfield
is situated in the Cotswolds in an area
of Outstanding Natural Beauty*





*Enjoy visiting Dyrham Park –
a National Trust property with
panoramic views towards Bristol
and the Severn Estuary*

Beyond daily necessities, Marshfield thrives on its vibrant community life, supported by numerous local clubs and associations catering to diverse interests. Sports enthusiasts can engage with the Marshfield Cricket Club, established in 1901, which offers competitive and friendly matches across senior and youth divisions. Football fans can join the Marshfield Football Club, where senior teams compete in Saturday and Sunday leagues, continuing the village's proud sporting tradition.

Education is well-supported in the community, with Marshfield Church of England Primary School providing a nurturing environment for younger students, strong ties to local preschools, and access to breakfast and afterschool clubs. For secondary education, nearby schools like Sir Bernard Lovell Academy in Oldland Common are popular choices, with transportation provided by the council.

Marshfield benefits from its strategic location near major transport routes. The village is accessible via the A420, providing direct connections to both Bristol and Chippenham. Public transport services offer bus connections to the East Fringe of Bristol, facilitating commuting and travel to surrounding areas. Additionally, the village's proximity to the M4 motorway enhances connectivity to broader regions, making it a convenient location for residents who commute or travel frequently.

Residents are perfectly placed to enjoy the best of both rural and urban living. Just eight miles southeast lies Bath, a UNESCO World Heritage City renowned for its Georgian architecture, Roman Baths, and cultural vibrancy, with excellent shopping, dining, and educational opportunities at institutions like the University of Bath. Ten miles to the west, Bristol stands as a bustling hub of industry and culture, offering iconic attractions such as the Clifton Suspension Bridge and SS Great Britain, along with vibrant Harbourside activities, theatres, and direct transport links via Bristol Temple Meads and Parkway stations. To the east, 12 miles from Marshfield, Chippenham provides a mix of modern amenities and historical charm, including its medieval market square and connections to the Great Western Main Line for easy travel. Further afield, approximately 25 miles northeast, Swindon combines industrial heritage with shopping and entertainment options like the Designer Outlet Village and STEAM Museum, while maintaining excellent transport links via the M4 and rail. Lastly, Cirencester, around 20 miles to the north, offers the quintessential market town experience with historical sites such as the Corinium Museum, a bustling market square, and proximity to the Cotswolds' picturesque landscapes. This strategic location ensures Marshfield residents enjoy the tranquillity of village life with seamless access to a range of cultural, economic, and leisure opportunities in the surrounding areas.

Combining rural tranquillity with essential amenities, quality education, and excellent transport links, this vibrant village is an ideal setting for Andrews' Yard, making it a perfect choice for those seeking a balanced and connected lifestyle.

HOW TO FIND US

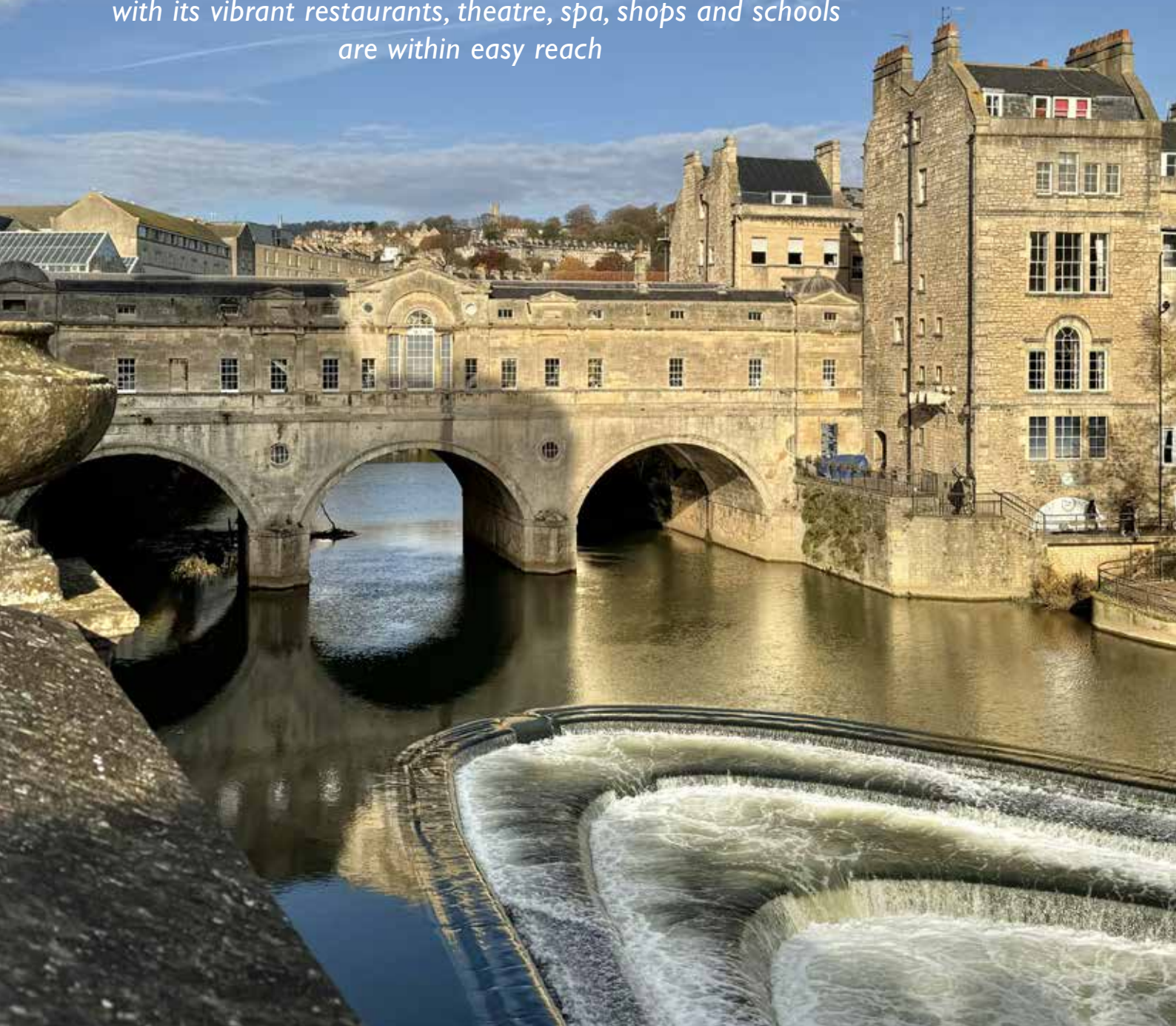


Please note that the specification was correct at the time of going to print but Ashford Homes continually review their specifications and reserve the right to make any changes. The measurements have been taken from the plan provided but there may be variations in the final build. The computer generated 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.



Andrews'Yard is a collection of seven beautifully crafted homes in an eclectic mix of house types, including two stunning barn conversions in the picturesque village of Marshfield. The village, situated in South Gloucestershire, is renowned for its rich history, vibrant community, and convenient location near the Cotswolds Area of Outstanding Natural Beauty.

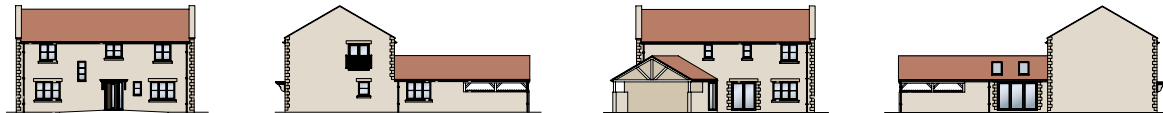
*The World Heritage City of Bath
with its vibrant restaurants, theatre, spa, shops and schools
are within easy reach*





Andrews' Yard

*provides 7 beautifully crafted
two, three and four bedroom luxury homes*



THE WILLOWMERE



This stunning four-bedroom detached home seamlessly blends comfort with luxury. The ground floor boasts a bright and spacious open-plan kitchen and living area, complete with elegant doors that open onto a sun-filled south-facing garden, creating a light and airy atmosphere. A separate snug, utility room, w/c, and dedicated home office make this property perfect for modern living and remote working.

Upstairs, you'll find four generously sized double bedrooms. The main bedroom and second bedroom feature en-suite bathrooms, while the remaining bedrooms share a stylish family bathroom.

Designed for both convenience and sustainability, this home includes an electric vehicle charging point, undercover parking for three vehicles and an energy-efficient air-source heat pump supplying underfloor heating throughout. The main bedroom also comes with fitted wardrobes as standard.

- PLOT 3
- FIRST

Main Bedroom

5.77m x 4.21m
(18'11" x 13'10")

Bedroom 2

5.77m x 2.96m
(18'11" x 9'9")

Bedroom 3

2.98m x 4.21m
(9'9" x 13'10")

Bedroom 4

2.98m x 2.96m
(9'9" x 9'9")
- GROUND

Kitchen

5.09m x 4.81m
(16'8" x 15'9")

Living Area

9.73m x 3.95m
(31'11" x 12'12")

Snug

4.35m x 4.04m
(14'3" x 13'3")

Home Office

3.19m x 2.95m
(10'6" x 9'8")

Total Net Sales Area
2238 sq.ft

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.

FIRST

Main Bedroom
5.60m x 5.44m
(18'4" x 17'10")

Bedroom 2
5.60m x 4.18m
(18'4" x 13'9")

Bedroom 3
4.51m x 4.13m
(14'8" x 13'5")

Bedroom 4
5.91m x 3.36m
(19'5" x 11'0")

GROUND

Kitchen / Dining Room
5.60m x 5.41m
(18'4" x 17'9")

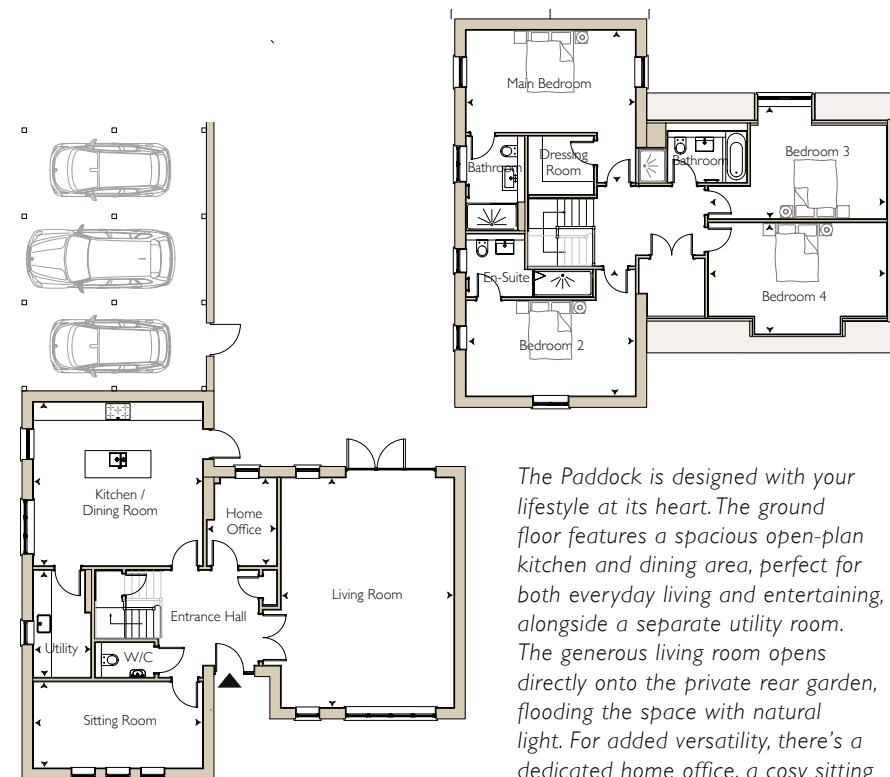
Living Room
5.72m x 7.60m
(18'9" x 24'11")

Sitting Room
5.60m x 2.85m
(18'4" x 9'4")

Home Office
2.30m x 2.91m
(7'7" x 9'7")

Total Net Sales Area
2637 sq.ft

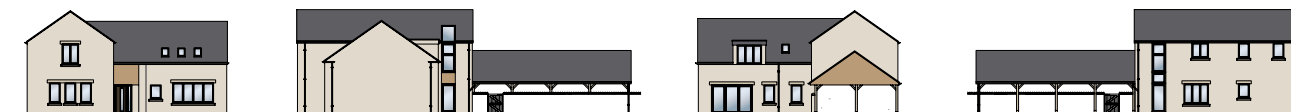
THE PADDOCK



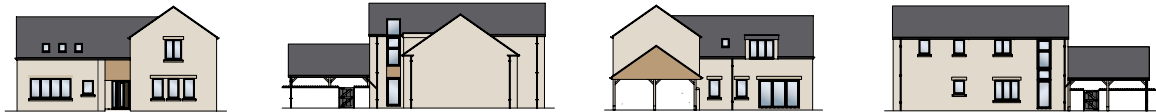
The Paddock is designed with your lifestyle at its heart. The ground floor features a spacious open-plan kitchen and dining area, perfect for both everyday living and entertaining, alongside a separate utility room. The generous living room opens directly onto the private rear garden, flooding the space 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.

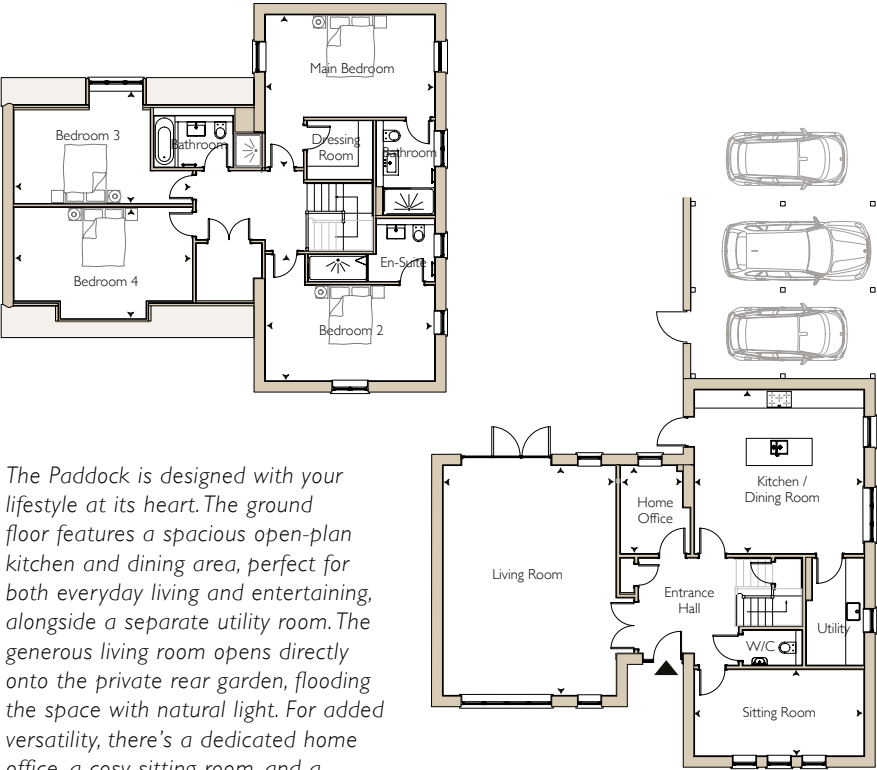
This home is equipped with premium features, including an electric vehicle charging point, undercover parking for three vehicles, and an energy-efficient air-source heat pump delivering underfloor heating throughout.



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THE PADDOCK



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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.

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.

PLOT 5

FIRST

- Main Bedroom**
5.60m x 5.44m
(18'4" x 17'10")
- Bedroom 2**
5.60m x 4.18m
(18'4" x 13'9")
- Bedroom 3**
4.51m x 4.13m
(14'8" x 13.5")
- Bedroom 4**
5.91m x 3.36m
(19'5" x 11'0")

GROUND

- Kitchen / Dining Room**
5.60m x 5.41m
(18'4" x 17'9")
- Living Room**
5.72m x 7.60m
(18'9" x 24'11")
- Sitting Room**
5.60m x 2.85m
(18'4" x 9'4")
- Home Office**
2.30m x 2.91m
(7'7" x 9'7")

Total Net Sales Area
2637 sq.ft

FIRST

Main Bedroom
3.96m x 4.95m
(12'12" x 16'3")

Bedroom 2
2.79m x 3.88m
(9'2" x 12'9")

Bedroom 3
2.79m x 3.30m
(9'2" x 10'10")

**Bedroom 4 /
Home Office**
2.82m x 3.11m
(9'3" x 10'2")

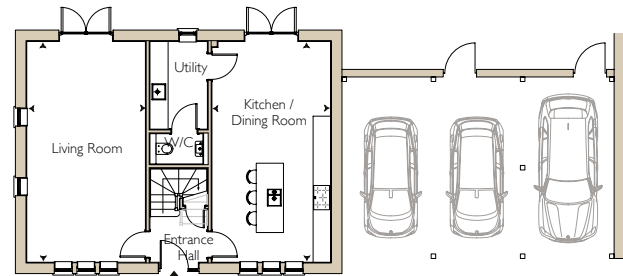
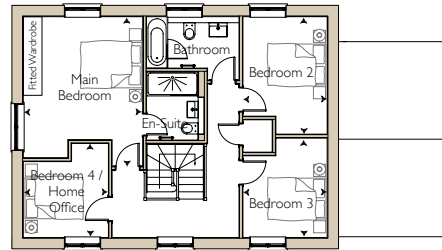
GROUND

**Kitchen /
Dining Room**
3.93m x 7.30m
(12'11" x 23'11")

Living Room
3.93m x 7.30m
(12'11" x 23'11")

Total Net Sales Area
1572 sq.ft

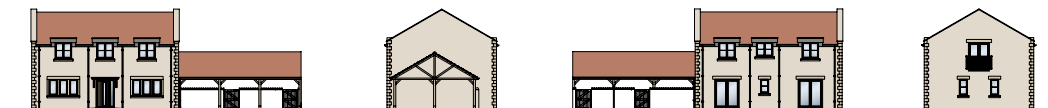
THE OAKWOOD



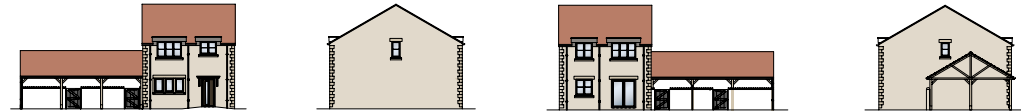
This exceptionally spacious three-bedroom detached home is designed to meet all your needs. The ground floor features a large, open-plan kitchen and dining area with a separate utility room and w/c, offering seamless access to the generously sized garden. The bright and airy living room extends the full length of the property, creating a perfect space for relaxation and entertaining.

Upstairs, you'll find three double bedrooms, including a luxurious main bedroom with its own en-suite and fitted wardrobes. A stylish family bathroom serves the additional bedrooms, while a versatile fourth bedroom doubles as a home office, offering flexibility to suit your lifestyle.

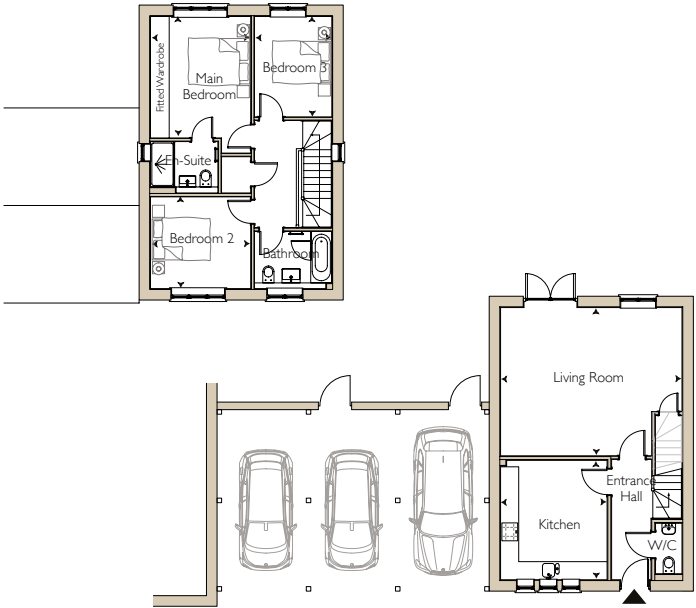
This home comes with a range of premium features, including an electric vehicle charging point, a parking barn for two vehicles with an additional two spaces and an energy-efficient air-source heat pump delivering underfloor heating throughout. Thoughtfully designed, this home adapts to your every need while delivering modern comfort and style.



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THE ASHWICK



This charming and stylish home strikes the perfect balance between comfort and modern living. On the ground floor, you'll find a beautifully designed kitchen and a spacious living room, complete with French doors that open onto a private, enclosed garden – perfect for relaxing or entertaining.

Upstairs, there are three double bedrooms, including a principal bedroom with its own en-suite and fitted wardrobes. A sleek family bathroom serves bedrooms two and three, ensuring both practicality and elegance.

Additional features include a parking barn for one vehicle with an additional two spaces, an electric vehicle charging point, an energy-efficient air-source heat pump delivering underfloor heating throughout.

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.

PLOT 7

FIRST

Main Bedroom
3.32m x 4.02m
(10'11" x 13'2")

Bedroom 2
3.32m x 3.04m
(10'11" x 9'12")

Bedroom 3
2.56m x 3.32m
(8'5" x 10'11")

GROUND

Kitchen
3.52m x 3.95m
(11'7" x 12'12")

Living Room
6.00m x 4.90m
(19'8" x 16'1")

Total Net Sales Area
1163 sq.ft

FIRST

Main Bedroom
3.44m x 5.15m
(11'3" x 16'11")

Bedroom 2
2.81m x 3.96m
(9'3" x 12'12")

Bedroom 3
3.01m x 4.02m
(9'11" x 13'2")

GROUND

Kitchen / Dining Room
6.87m x 5.47m
(22'6" x 17'11")

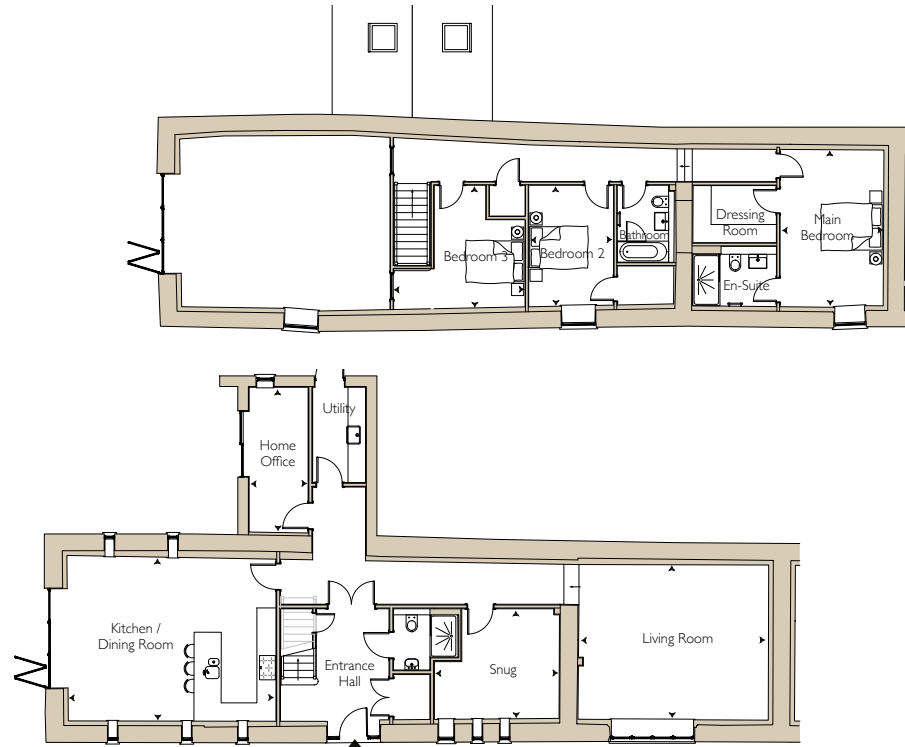
Living Room
6.29m x 5.13m
(20'8" x 16'10")

Snug
4.12m x 3.64m
(13'6" x 11'11")

Home Office
1.95m x 4.82m
(6'5" x 15'10")

Total Net Sales Area
2454 sq.ft

THE CARRIAGE HOUSE



The Carriage House is a beautifully converted three-bedroom home that exudes character and individuality. The ground floor features a spacious kitchen and dining area, complete with bi-fold doors that open onto the garden, bathing the area with natural light. A utility room, dedicated home office, separate living room, and a versatile snug or additional bedroom allow you to personalise the layout to suit your lifestyle.

The first floor boasts three double bedrooms, including a luxurious main bedroom with an en-suite and private dressing room. Bedrooms two and three are served by a contemporary family bathroom.

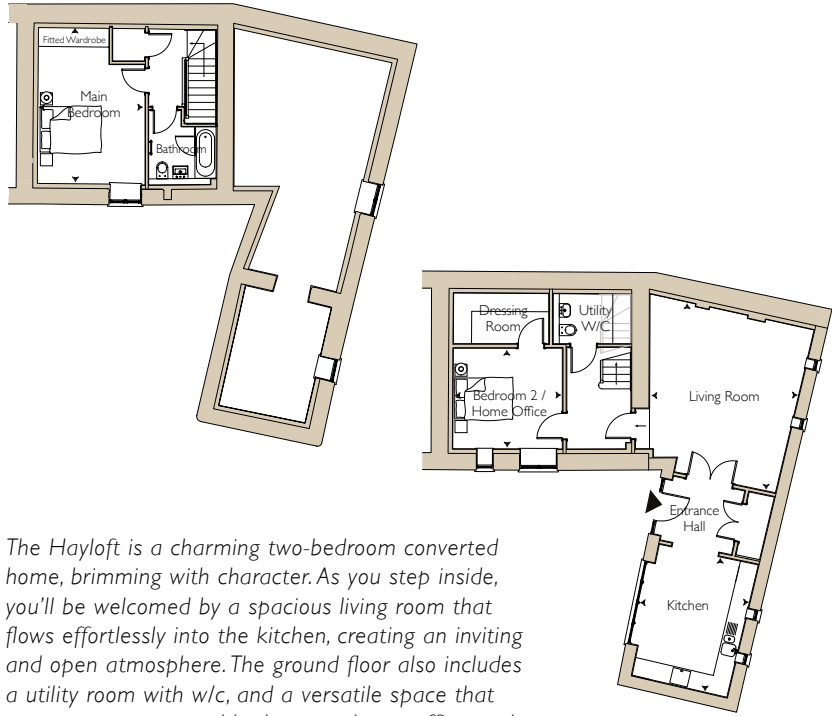
This home also includes an electric vehicle charging point, a parking barn for two vehicles with an additional two spaces, and an energy-efficient air-source heat pump delivering underfloor heating throughout, and premium finishes throughout the home.

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THE HAYLOFT



The Hayloft is a charming two-bedroom converted home, brimming with character. As you step inside, you'll be welcomed by a spacious living room that flows effortlessly into the kitchen, creating an inviting and open atmosphere. The ground floor also includes a utility room with w/c, and a versatile space that can serve as a second bedroom or home office, and a private dressing room, allowing you to tailor the layout to your needs.

Upstairs, the principal bedroom provides a serene retreat, complete with an en-suite bathroom and fitted wardrobes – a perfect escape from the vibrancy of village life.

This home is equipped with an electric vehicle charging point, a parking barn for one vehicle with an additional space, and an energy-efficient air-source heat pump supplying underfloor heating throughout.

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.

PLOT 9

FIRST

Main Bedroom
3.56m x 5.15m
(11'8" x 16'11")

GROUND

Kitchen
4.42m x 3.21m
(14'5" x 10'5")

Living Room
5.52m x 5.55m
(18'11" x 18'2")

Bedroom 2 /
Home Office
3.32m x 3.60m
(10'9" x 11'8")

Total Net Sales Area
1194 sq.ft

FEATURES AND OPTIONS NEW BUILDS PLOTS 3 – 7

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.

HOME NETWORK/ AUDIO ENTERTAINMENT INFRASTRUCTURE

- An advanced network/TV infrastructure has been installed which supports the distribution of terrestrial television and data to multiple locations.
- TV aerial and distribution amplifier fitted as standard.
- Optional HD distribution to selected positions 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 reception rooms, bedrooms and bathrooms.
For full details, please see the Audio-Visual options data sheet.

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.

BATHROOMS

- *Main En-Suite*
Villeroy & Boch sanitary ware comprising wall hung WC and wall hung basin with vanity unit under. Low profile shower tray with Hansgrohe chrome fittings featuring concealed thermostatic shower with fixed rain head and separate rinse head. Lakes shower enclosure. Granite to worksurfaces.



- *Secondary En-Suites*
Villeroy & Boch sanitary ware comprising wall hung WC and wall hung basin with vanity unit under. Low profile shower tray with Hansgrohe chrome fittings featuring exposed thermostatic shower with fixed rain head and separate rinse head. Lakes shower enclosure. Granite to worksurfaces.
- *Bathroom*
Villeroy & Boch sanitary ware comprising wall hung WC and wall hung basin with vanity unit under. Bath with concealed valve, Exafill and hand rinse. Low profile shower tray with Hansgrohe chrome fittings featuring concealed thermostatic shower with fixed rain head and separate rinse head. Lakes shower enclosure. Granite to worksurfaces.
- *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

- 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.
- External socket.
- External lights.
- External tap to front and rear.

- EV car charging point.
- Development road will not be adopted and will remain private.

SERVICES

- Mains electric and water services will be connected.
- Air source heat pump to heating and hot water.
- Telephone/Broadband – FTTP – Fibre To The Premises.
- Surface water to SuDs system.
- Foul sewer will be connected to the wider adopted system but will remain private within the development.

MANAGEMENT COMPANY

- Principal development road, courtyards and planted verge.

UPGRADE OPTIONS

- Flooring to areas other than kitchen and bathrooms.
- Kitchen & utility additions.
- Satellite dish.
- Audio options.
- HD distribution options.
- Ceiling mounted wireless access points.
- Additional wardrobes.
- Mirrors and Demista pads.
- Seed or turf to rear garden.
- Bathroom accessories.
- Water softener (excluding Plot 7).



FEATURES AND OPTIONS

CONVERSIONS PLOTS 8 – 9

CONSTRUCTION

- Conversion of existing buildings with elevations comprising random stone and architectural features.
- A mix of timber and aluminium windows & doors.
- Slate roof.
- 6 year Professional Consultant Certificate guarantee.

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 – Veneered oak, framed ledged and braced style with brushed stainless steel furniture.
- Staircase – Completely oak.
- 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.

HOME NETWORK/ AUDIO ENTERTAINMENT INFRASTRUCTURE

- An advanced network/TV infrastructure has been installed which supports the distribution of terrestrial television and data to multiple locations.
- TV aerial and distribution amplifier fitted as standard.
- Optional HD distribution to selected positions from comms position.

For full details, please see the Audio-Visual options data sheet.

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.

BATHROOMS

- *Main En-Suite*
Villeroy & Boch sanitary ware comprising wall hung WC and wall hung basin with vanity unit under. Low profile shower tray with Hansgrohe chrome fittings featuring concealed thermostatic shower with fixed rain head and separate rinse head. Lakes shower enclosure. Granite to worksurfaces.
- *Bathroom*
Villeroy & Boch sanitary ware comprising wall hung WC and wall hung basin with vanity unit under. Bath with concealed valve, Exafill and hand rinse. Low profile shower tray with Hansgrohe chrome fittings featuring concealed thermostatic shower with fixed rain head and separate rinse head. Lakes shower enclosure. Granite to worksurfaces.

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

- Block paving to development road and drives.
- Front gardens planted and/or turfed to planning approved landscape plan.
- Rear gardens levelled as far as practicable and prepared for customer to finish.
- External socket.
- External lights.
- External tap to front and rear.
- EV car charging point

SERVICES

- Mains electric and water services will be connected.
- Air source heat pump to heating and hot water.
- Telephone/Broadband – FTTP – Fibre To The Premises.
- Foul sewer connected to adopted system.
- Surface water to SuDs system.

MANAGEMENT COMPANY

- Principal development road, courtyards and planted verge.

UPGRADE OPTIONS

- Flooring to areas other than kitchen and bathrooms.
- Kitchen & utility additions.
- Satellite dish.
- Audio options.
- HD distribution options.
- Ceiling mounted wireless access points.
- Additional wardrobes.
- Mirrors and Demista pads.
- Seed or turf to rear garden.
- Bathroom accessories.
- Water softener.



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.

We are also proud to have been recognised for excellence, having received two 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



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 Andrews' Yard.