



Highfields, Didmarton, Gloucestershire



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An idyllic Cotswold stone cottage situated in an unspoilt semi-rural location at the end of a no through lane.

Highfields is within the Cotswold Area of Natural Beauty, is Grade II listed and having evolved over the last 300 plus years, is extremely pretty and has much charm with many wonderful features.

The accommodation briefly comprises an entrance hall, sitting room, study, a kitchen and breakfast room with adjacent dining hall. There is also a spacious drawing room. Upstairs, there is a principal bedroom with en suite shower, three further bedrooms and a family bathroom.

In all about 1,970 sq ft and 0.5 acre.



EPC
F

Offers in excess of: £995,000

Tenure: Freehold

Local authority: Cotswold District Council

Council tax band: G





Charming period
cottage on edge of
popular village.

Garden and grounds

Outside is a gravelled parking area with pedestrian gate that leads through to a wonderful garden with terrace and spacious lawn flanked with a dry stone wall, hedges and mature trees.

Situation

Highfields Cottage is a most charming detached cottage situated in a delightful location at the end of a no through lane a short distance from the popular village of Didmarton which adjoins the renowned Badminton Estate. Didmarton has a popular pub, The Kings Arms, a village hall and useful shop/filling station. The nearby towns of Tetbury, Malmesbury and Chippenham provide extensive recreational and shopping facilities.

Communications area are very good with the M4 J18 about 8 miles south and intercity trains from Chippenham and Kemble to London Paddington. Education is extremely good with primary schools in Leighterton, Sherston and Luckington. There are also excellent secondary schools in Malmesbury, Chippenham and Tetbury. Independent schools include Westonbirt, Beaudesert, Wycliffe as well as others in Bath and Cheltenham. Recreation and sporting facilities are numerous, including Westonbirt Arboretum, walking on the Macmillan and Cotswold Ways and footpath that runs to the rear of the cottage. Cycling on many quiet lanes and golfing at Castle Combe, Bowood, Minchinhampton and Westonbirt. There is also polo at Westonbirt, racing at Cheltenham and Bath, eventing at Badminton and Gatcombe and hunting with the Duke of Beaufort's hounds.

Distances

Tetbury 6 miles | M4 (J18) 7 miles | Chippenham 14 miles
(London Paddington 70 minutes | Cirencester 16 miles | Bath 18 miles
(All distances are approximate)

Services

Mains water, electricity and drainage | Oil fired central heating | Fibre-optic broadband is available.

Planning

A very positive pre-application advice has been returned to extend the cottage, add a garden room and rearrange the layout. If wanted details are available from the vendors agent.

Directions (GL9 1DZ)

From Cirencester proceed west on the A429 and A433 through Tetbury; continue along the A433 towards Bath, just before entering the village of Didmarton and immediately after the Knockdown filling station on your right turn right, then immediately left, continue all the way to the end, turning left and parking beside the gable end of Highfields.

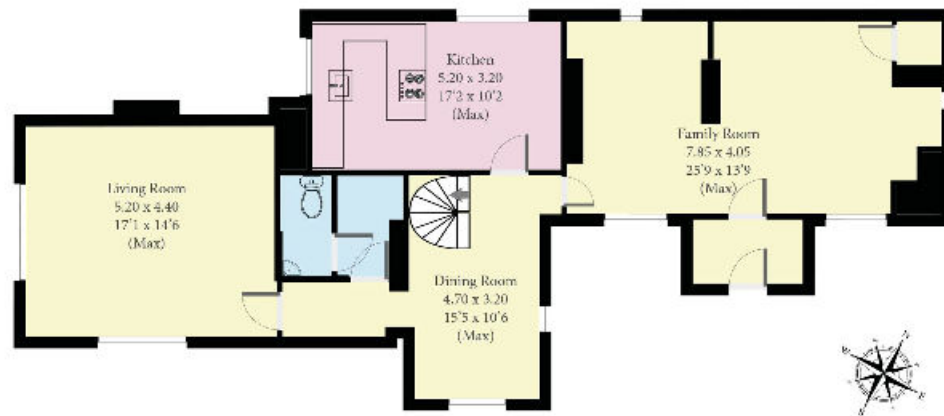




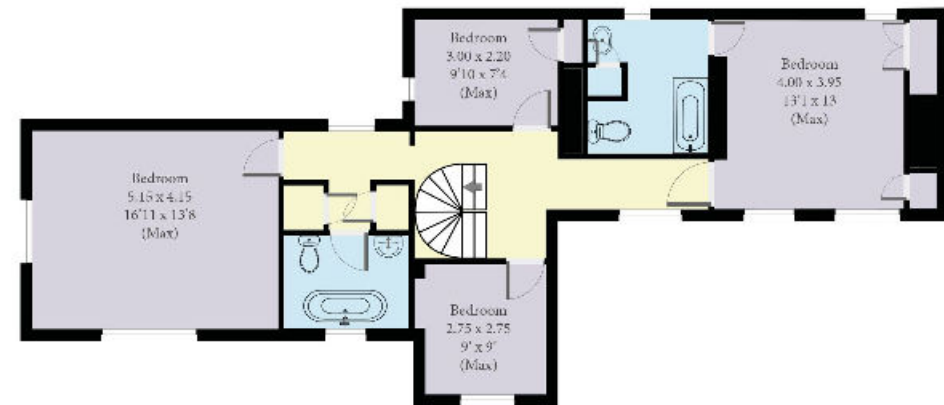
Highfields
Aproximate GIA
Square Metres 183
Sqaure Feet 1970

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Ground Floor



First Floor



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2022. Photographs and videos dated June 2022.

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