

Albion Cottage

50 The Street, Didmarton, Badminton, Gloucestershire



An immaculately presented and well laid out four bedroom village house with outdoor entertaining area, garage and garden.

Badminton 4 | Tetbury 6 miles | M4 (J18) 7 miles | Chippenham 14 miles (London Paddington 70 minutes)
Cirencester 16 miles | Bath 18 miles.
(Distances and times approximate).


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Summary of accommodation

The House

Ground Floor: Reception hall | Kitchen/breakfast room | Sitting room | Dining room
Garden/family room | Utility and WC

First Floor: Principal bedroom with en suite bathroom | Three further bedrooms | Family bath and shower room

Garden and Grounds

Garden | Extensive garage | Off road parking



Situation

(Distances and times are approximate)

Albion Cottage is a charming period house situated in the sought-after Cotswold village of Didmarton. Accessed off a no-through road a short distance from the main village road.

 Didmarton has a popular pub, The Kings Arms, a medieval church, a village hall with sports fields and a useful shop/filling station. The nearby towns of Tetbury, Malmesbury and Nailsworth provide extensive recreational and shopping facilities. Regional centres of Bath, Bristol, Swindon, Cheltenham and Gloucester are all easily accessible.

 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, and others in Bath and Cheltenham.

 Communications in the area are excellent, with the M4 J18 about 8 miles and the M5 J13 about 10 miles. Direct trains are available from Chippenham and Kemble station to London Paddington (from about 75 minutes).

 Recreation and sporting facilities are numerous, including the Westonbirt Arboretum. Walking, riding and cycling on local rights of way and country lanes. Golf at Castle Combe, Bowood, Minchinhampton and Westonbirt. There is polo at Westonbirt, racing at Cheltenham and Bath, and many equestrian clubs and activities, as well as the Duke of Beaufort's Hounds.



The Property

A charming and excellently presented four bedroom village home is located within the Cotswold Area of Natural Beauty with outside entertaining areas, extensive garage and garden.

The accommodation is well laid out, beautifully presented and flows with a reception hall connecting a spacious and central sitting room, the family room and dining room with a kitchen/breakfast room that overlooks the private garden. Upstairs is a principal bedroom with an en suite bathroom, three further bedrooms and a family bathroom.

The extensive garage with useful space above is at the back of the garden and has off road parking too.



Property Information

Services: Mains water, drainage and electricity. Oil central heating. GigaClear fibre broadband is available.

Guide Price: £875,000

Local Authority: Cotswold District Council

Council Tax Band: F

EPC: D

Directions (GL9 1DS): From Tetbury, head west along the A433 towards Bath, after about 5 miles enter the village of Didmarton. Continue up the high street and almost immediately after the Kings Arms pub (on the right), turn right onto St Arild's Road. The drive is the first on the right.

What Three Words: /// blissful.reds.tribe

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

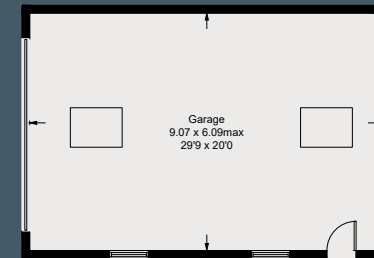
House = 193.4 sq.m / 2082 sq.ft

Garage = 55.5 sq.m / 297 sq.ft

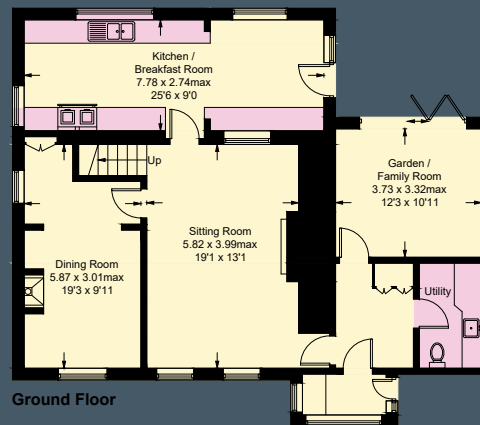
Total = 248.9 sq.m / 2679 sq.ft



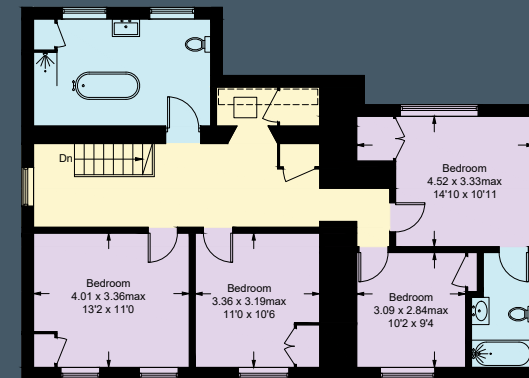
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Knight Frank

One Market Place

Cirencester

GL7 2PE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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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 May 2025. Photographs and videos dated May 2025.

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