



JAMES PYLE & CO.



34 Berthas Field, Didmarton, Badminton, Gloucestershire, GL9 1EB

End of terrace modern house
Well-presented light and bright accommodation
Generous south-facing corner plot
3 bedrooms
2 reception room
Well-fitted kitchen/dining room and utility room
Bathroom and en-suite
Private parking and EV charging points
Tucked away in the Cotswold village of Didmarton



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £435,000

Approximately 1,124 sq.ft

‘A very well-presented modern house occupying a generous south-facing corner plot, located in this popular Cotswold village surrounded by Beaufort Estate countryside.’



The Property

This well-presented modern home is situated within the charming Cotswold village of Didmarton offering a wonderful lifestyle just a short stroll from the village pub and the stunning Beaufort Estate. Having underwent a complete renovation approximately five years ago, the property boasts high-quality fittings and a thoughtful design. The light and airy accommodation provides family-sized living space, extending to 1,124 sq.ft. over two floors.

Upon entering, a central entrance hall is flanked by two versatile reception rooms and useful under-stairs storage. The bright kitchen/breakfast room lies at the rear, illuminated by double patio doors that lead to the sunny garden. This room features beautifully fitted painted timber units and oak worktops, flowing into a matching fitted utility room with side access to the garden and a downstairs WC. Upstairs, there are three good-sized bedrooms. The main bedroom benefits

from its own en-suite shower room, while the family bathroom is well-appointed with both a separate shower and a bath.

Outside, there is ample gravelled parking at the front, accommodating several vehicles, complete with EV charging points. Set within a good-sized corner plot, the south-facing garden wraps around the rear and side. It has been thoughtfully landscaped with a raised composite decking terrace adjoining the kitchen, overlooking a lawn and attractive shrub borders. Additionally, a timber-constructed outbuilding with power connected provides versatile space for a variety of uses.

Situation

Didmarton is an attractive Cotswolds village situated close to the Gloucestershire/Wiltshire border and surrounded by the picturesque Duke of Beaufort's 'Badminton' Estate. The property is within a short walk of the Kings

Arms pub/restaurant, the village hall, and playing fields. The village features a high number of historic listed houses and a local garage with shop for everyday essentials. Nearby attractions include the world-famous Westonbirt Arboretum, Beaufort Polo Club, and the renowned Badminton Horse Trials. The village is also surrounded by a network of paths and bridleways, offering excellent walking and riding amidst beautiful parkland and countryside. There are a number of excellent primary schools located close by at Leighterton, Hawkesbury Upton, Sherston, and Luckington. The market town of Tetbury is only 7 miles away and offers more comprehensive facilities. Didmarton is very well placed for the A46, M4 (Junction 18), Bath, and Bristol, all of which are very commutable.

Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water, and electricity. The property is located within the

Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Cotswold District Council Tax Band C.

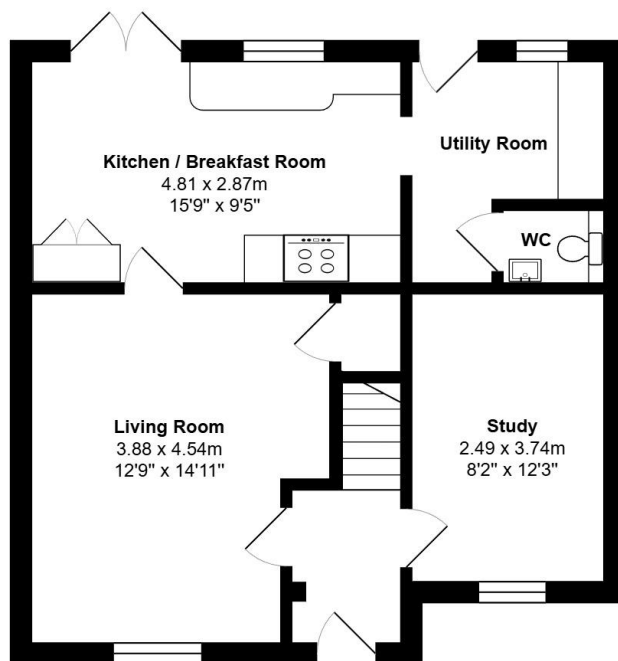
Directions

From Tetbury, follow the A433 towards Bath to Didmarton village. Proceed through the village and, after The Kings Arms pub, turn right into St Arild's Road. Then take the left into Berthas Field to locate the property after a short distance on the left hand side.

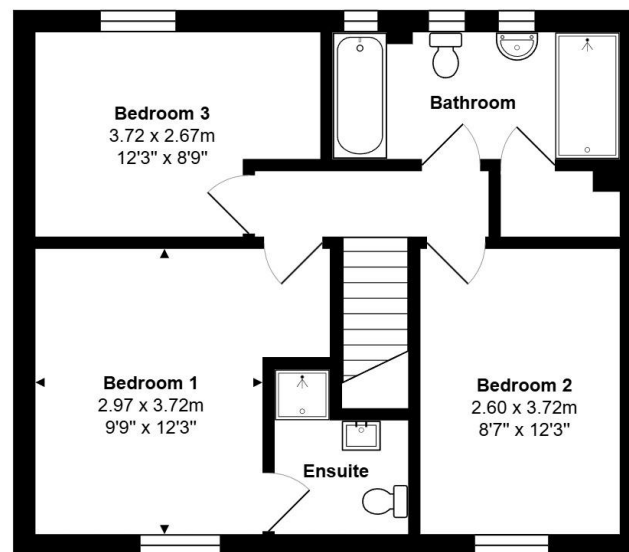
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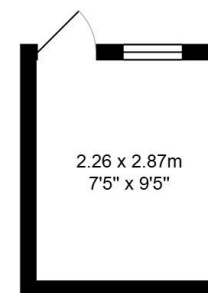




Ground Floor



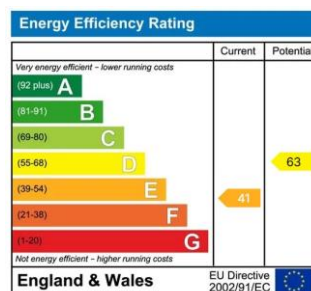
First Floor



Outbuilding

Total House Area: 104.4 m² ... 1124 ft²

All measurements are approximate and for display purposes only



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