

Summer House, The Street, Didmarton, Badminton, Gloucestershire, GL9 1DS

Detached Cotswold stone period house
Beautiful walled gardens of half an acre
Elegant interior with excellent proportions
Superb countryside views
3 generous reception rooms
5 bedrooms, 4 bathrooms
Ample private parking and triple garaging
Heated swimming pool



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £1,500,000

Approximately 5,161 sq.ft excluding garage

‘With beautiful gardens backing onto glorious countryside enjoying far-reaching views, an elegant Cotswold stone period house boasting extensive accommodation’



The Property

Summer House is an impressive detached Cotswold stone period house, beautifully situated on the rural edge of the popular village of Didmarton. This attractive home occupies a generous 0.54-acre plot, backing onto fields and offering far-reaching views over the open countryside. Originally five separate cottages, it has been thoughtfully transformed into one substantial dwelling, providing well-proportioned family-sized accommodation filled with natural light. The elegant and extensive interior spans approximately 5,160 sq.ft., arranged principally over two floors, with additional versatile attic rooms.

The ground floor features three generous reception rooms that flow seamlessly into one another, perfect for both relaxed family living and entertaining. A large kitchen/family room is complete with an Aga and a central island unit. This level also includes a practical rear entrance hall, WC and a large boot room.

Character features, such as three open fireplaces, add warmth and charm. On the first floor, there are three spacious double bedrooms, complemented by three well-appointed bathrooms. The second floor offers two further comfortable bedrooms and an additional bathroom, alongside two versatile attic rooms that could serve as hobby spaces or home offices.

The beautiful grounds of Summer House are a standout feature. Two gated driveways, located at the front and side, provide ample off-street parking for multiple vehicles, in addition to a triple oak-framed garage. The gardens are thoughtfully arranged into two distinct walled areas. Adjacent to the rear of the house, a formal garden awaits, featuring a charming flagstone terrace beside a tranquil lily pond water feature. Beyond this, a manicured lawn is framed by raised borders and shaped box hedging. To the side, a second garden is very private screened by pleached hornbeam, boasting an extensive lawn and a 28ft x 13ft heated swimming pool.

Situation

Didmarton is an attractive village nestled on the edge of the Cotswolds, 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 showcases a high number of historic houses and a local garage which also provides 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 and a conservation area. 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 H.

Directions

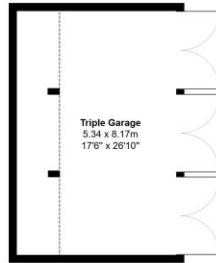
From Tetbury, follow the A433 to Didmarton. Enter the village and locate the property as the first on the left hand side.

Postcode GL9 1DS
What3words: ///regularly.kilt.gulped

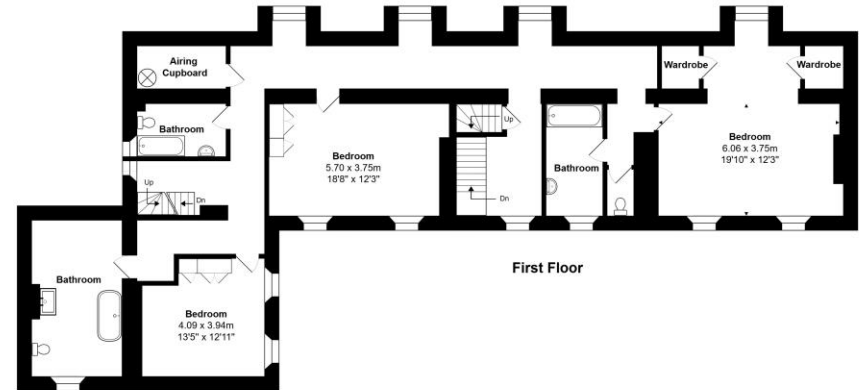
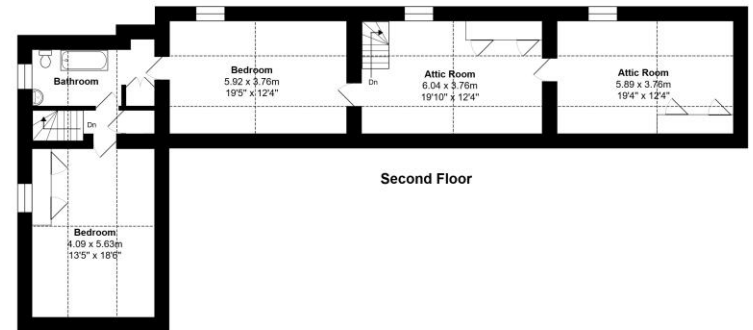
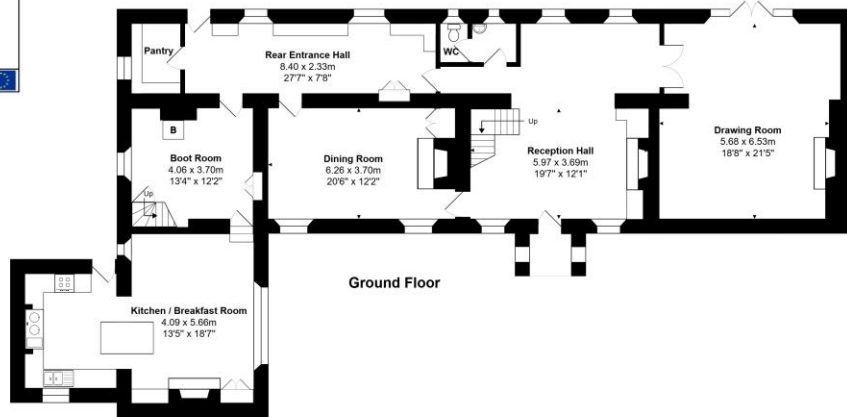




Total Area: 479.5 m² ... 5161 ft² (excluding triple garage)
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small> (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	



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