



hunter
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30 The Street, Didmarton, Badminton, GL9 1DS

A beautifully presented, Grade II listed home, situated in the heart of the attractive village of Didmarton. Offering deceptively spacious accommodation arranged over three floors and off-street parking.

30 The Street is a quintessential Cotswold home, rich in character and showcasing a wealth of period features throughout its three floors, including exposed beams, stone fireplaces, sash windows, and original flooring. The property is understood to have formed part of the Badminton Estate in its earlier years. Thoughtfully maintained by the current owners, the property provides generously proportioned and well-balanced accommodation, set across approximately 1895sq.ft, ideally suited to both full-time living and as a country retreat.

The property is accessed through the rear courtyard and entered via an entrance hall. To the left is the kitchen, a bright dual-aspect space featuring an attractive arched window overlooking the courtyard garden. This is fitted with a modern range of wall and base units, finished in a traditional shaker style, topped with quartz work surfaces and offers space for a range cooker along with an integrated fridge freezer, dishwasher, and space and plumbing for a washing machine. A tiled effect flooring compliments the space, and flows throughout the adjacent hallway and downstairs cloakroom.

Forming the heart of the home is a wonderfully spacious and atmospheric reception room, ideal for both everyday living and entertaining, which the current owners utilise as a formal dining room. A working log burner set within a stone fireplace creates a natural focal point, while limestone flagstone flooring, exposed beams and a sash window enhance the characterful feel.

Positioned to the front of the house is the principal sitting room, a bright and inviting space featuring a large, southerly aspect, sash window with window seat, allowing for excellent natural light. Shaker-style panelling and wooden effect, parquet flooring complete the room, adding both warmth and texture.

A particular feature of the property is the striking switchback staircase sat centrally within an inner hallway, illuminated by a large arched sash window with a window seat and shutters, which spans from the half-landing to the first floor. This architectural detail fills the space with natural light and creates an impressive sense of volume, while the hallway area is further enhanced by panelling and a reading nook, and space for coats and storage.

On the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom is positioned to the rear and is a generous double room with a large sash window, space for freestanding furniture and original



floorboards underneath the current carpet. The family bathroom is well-appointed with a contemporary suite, including a large shower, complemented by tongue and groove panelling and a sash window with frosted detailing. Also on this floor is a useful airing cupboard housing the hot water tank. A further bedroom is currently arranged as a home office, complete with wooden flooring and a built-in wardrobe, offering flexibility as a study or dressing room. The second bedroom is a well-proportioned double positioned at the front of the property, featuring a large sash window with window seat.

From the front bedroom, ladder access leads to a charming top-floor room, rich in character with exposed stonework and original timber beams set beneath a vaulted ceiling. A dormer window allows for excellent natural light, enhancing the bright and airy feel. Subject to the necessary consents, the installation of a staircase could allow this space to be formally incorporated as a fourth bedroom. An en-suite shower room is set within the eaves, finished with contemporary tiling and featuring a vaulted ceiling, exposed beams, Velux windows, and useful eaves storage, with space to incorporate a bath if desired.

Externally, the property benefits from a delightful south-facing courtyard garden, providing a private and low-maintenance outdoor space, ideal for al fresco dining and relaxing during the warmer months. There is also a useful outbuilding with built-in shelving, offering useful storage for logs, tools, and general use. In addition, the property benefits from allocated parking for two vehicles, accessed via a well-maintained communal gravel driveway.

The property is connected to mains electricity, water, and drainage, with electric heating throughout. The property is freehold. Council Tax Band F (Cotswold District Council).

EPC Rating – Exempt (Grade II listed)

Didmarton is a picturesque Cotswold village close to the Gloucestershire/Wiltshire border and surrounded by the Beaufort Estate. The village sits within beautiful countryside, offering an abundance of walks directly from the doorstep, including Chapel Walk, and is within a short walk of the Kings Arms pub. Local amenities include a garage with a convenience shop, village hall, allotments and playing fields.

The market town of Tetbury is just seven miles away and offers a wide range of independent shops, a supermarket and a doctor's surgery. Didmarton provides excellent access to the A46, the M4 (Junction 18), and the cities of Bath and Bristol, all of which are within comfortable commuting distance.

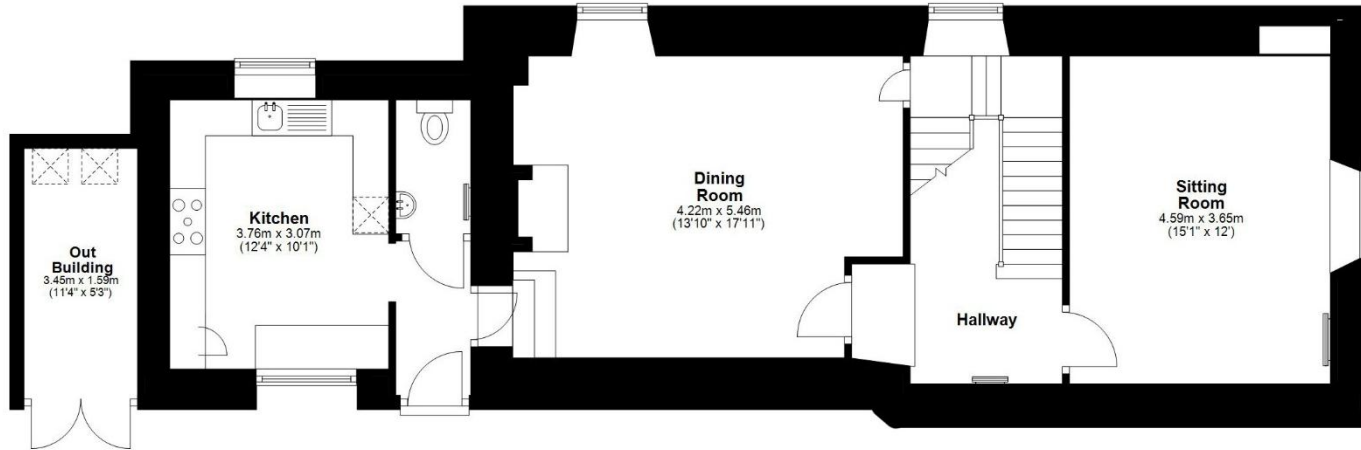


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Guide Price £599,950

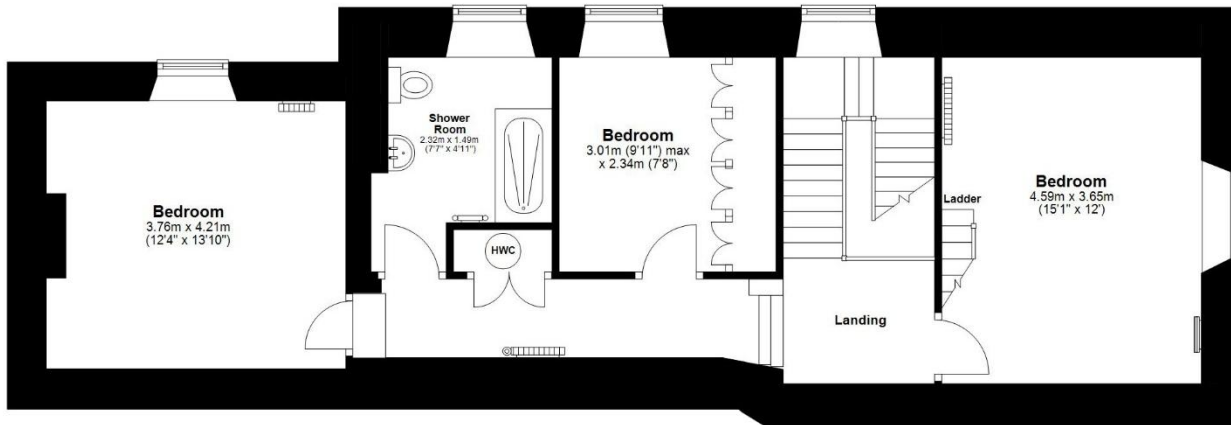
Ground Floor

Main area: approx. 70.8 sq. metres (762.6 sq. feet)
Plus outbuildings, approx. 5.5 sq. metres (59.1 sq. feet)



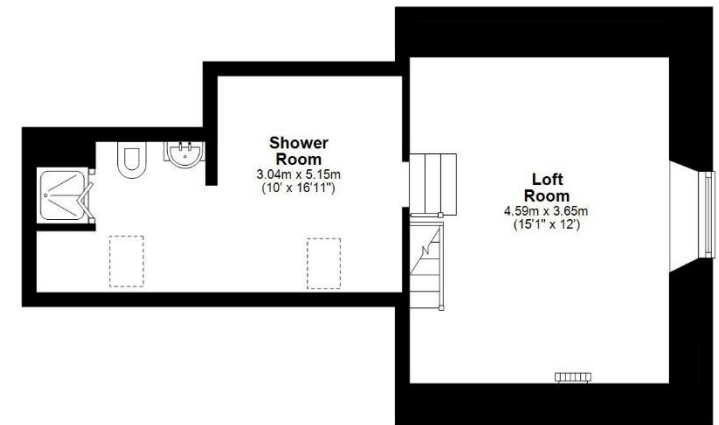
First Floor

Approx. 74.3 sq. metres (799.9 sq. feet)



Second Floor

Approx. 31.0 sq. metres (333.2 sq. feet)



Main area: Approx. 176.1 sq. metres (1895.7 sq. feet)
Plus outbuildings, approx. 5.5 sq. metres (59.1 sq. feet)