



4 Bedroom
Family Home
in Didmarton

£3,200 Per Month

The Old Posting House
44 The Street
Didmarton
Badminton
GL9 1DS



Victoria Allman
lettings

- Grade II listed Georgian home dating to the 18th century
- Four bedrooms across three floors
- Three generous reception rooms with open fireplaces
- Aga kitchen with utility room
- Detached garage, rear garden with loggia and walled garden
- Heart of the popular Cotswold village of Didmarton
- Easy access to M4 Junction 18, Bath and Bristol
- Council Tax Band E (Cotswold)
- EPC Rating D



4



2



2



D

SUMMARY

The Old Posting House is a characterful Grade II listed Georgian home dating back to the mid-18th century, set in the heart of the popular Cotswold village of Didmarton. Offering elegant and light-filled accommodation across three floors, the property blends period charm with comfortable modern living — an ideal home for a family or professional couple needing more space.

Available on a long-term let from late September.

DESCRIPTION

Dating back to the mid-18th century, The Old Posting House is a characterful Grade II listed Georgian home in the heart of the popular Cotswold village of Didmarton. Once the village posting house complete with coach house and stables, the property retains all the elegance of its Georgian origins — a handsome symmetrical façade, classic sash windows and a swept metal porch — while offering light-filled, spacious and comfortable accommodation throughout.

The ground floor is generously proportioned with high ceilings across three reception rooms. At the heart of the property is the family room with an attractive open fireplace, flowing through to the open-plan kitchen and breakfast room with an Aga and a separate utility room off it. A dining room and an attractive sitting room complete the ground floor. Across the first and second floors are four well-appointed bedrooms and two bathrooms, with the principal bedroom featuring a magnificent exposed timber vaulted ceiling.

Outside, a gravelled driveway leads to a detached period stone coach house - one of the two garages is included in the rental as well as two outbuildings offering ideal storage. The large rear garden is a private and sheltered retreat with a loggia ideal for summer entertaining, alongside a walled garden to the side adding further space and flexibility.

SITUATION

Didmarton is an attractive village on the edge of the Cotswolds, close to the Gloucestershire and Wiltshire border and surrounded by the beautiful parkland of the Duke of Beaufort's Badminton Estate. The village has a good range of everyday amenities within easy reach, including the popular Kings Arms pub and restaurant, village hall, playing fields and a local garage with essential supplies. A network of paths and bridleways on the doorstep makes it ideal for walking and riding through some lovely countryside.

Nearby attractions include Westonbirt Arboretum, Beaufort Polo Club and the renowned Badminton Horse Trials. Several well-regarded primary schools are close by at Leighterton, Hawkesbury Upton, Sherston and Luckington, with good secondary school options in Tetbury, Malmesbury and Wotton-under-Edge. The attractive market towns of Tetbury, Malmesbury and Chipping Sodbury are nearby for a more comprehensive range of shops and amenities.

The property is very well placed for commuters, with the A46 and M4 Junction 18 easily accessible, putting Bath and Bristol within comfortable daily reach.





44 The Street, Didmarton, Badminton, Avon

Approximate IPMS2 Floor Area
House 259 sq metres / 2788 sq feet
Coach House 69 sq metres / 742 sq feet
Total 328 sq metres / 3530 sq feet
(Includes Limited Use Area 23 sq metres / 247 sq feet)



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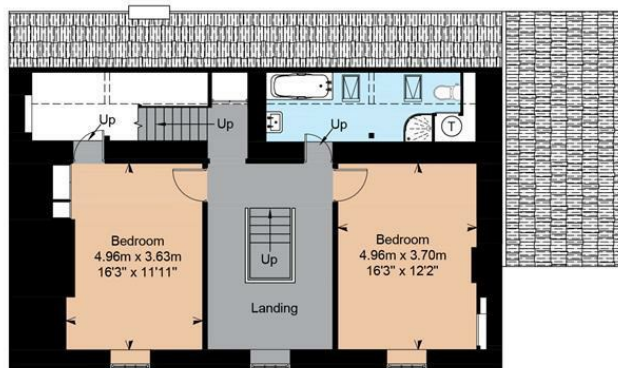
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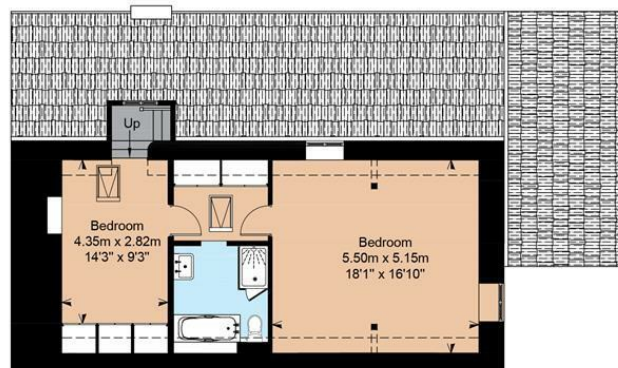
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

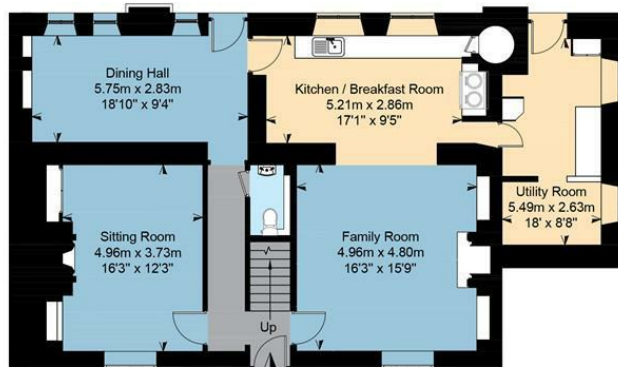


First Floor

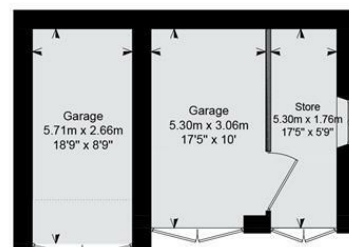


Second Floor

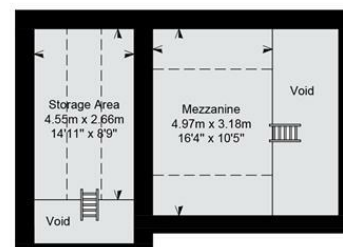
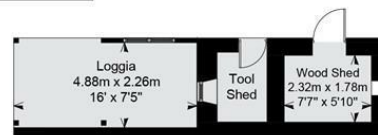
[] = Limited Use Area



Ground Floor



The Coach House Ground Floor



The Coach House First Floor

Outbuildings
Not Shown In Actual Location Or Orientation

DIRECTIONS

From Tetbury, follow the A433 towards Bath to Didmarton village. Continue through the village passed church on your left. The property is located on the right hand side just before The Kings Arms pub.

Postcode: GL9 1DS

What3Words:

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CONTACT

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REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and oil fired central heating. Ultrafast broadband is available in this area; mobile coverage is classed as good outdoors – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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