



**Kings Cottage, Kings Terrace, The Street, Didmarton, Gloucestershire, GL9 1DT**

Link-detached period cottage  
Characterful features  
Courtyard and further large 0.23 acre garden  
Private off-street parking and garage  
4 bedrooms  
2 reception rooms  
2 bathrooms  
Office, workshop and utility room  
Lovely views over the Badminton Estate from  
the garden  
Positioned in the centre of the village



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price: £625,000**

Approximately 2,216 sq.ft excluding garage



‘Tucked in the centre of the village, a substantial period cottage with fantastic scope for evolving, coupled with a large 0.23 acre garden’

### The Property

Kings Cottage is an intriguing link-detached period cottage boasting far more than meets the eye. The cottage is tucked in the very centre of the Cotswold village of Didmarton down a private drive, Kings Terrace, which is shared with just one other property. Originating as three cottages now joined as one, Kings Cottage offers significant accommodation of over 2,200 sq.ft. coupled with an enchanting separate garden of around 0.23 acres which has wonderful peaceful views across the Badminton Estate.

Internally, the accommodation is filled with character and has great potential for the next owners to put their mark on the property. The ground floor layout includes a spacious living room with stone fireplace, a dining hall also with a fireplace plus patio doors connecting to the courtyard garden, and a kitchen. There is also a downstairs modern shower room, utility/boot room with separate entrance, and a workshop which connects to the garage. Upstairs on the first floor, there are three bedrooms and a

further shower room with ample storage. The top floor comprises two attic rooms offering an additional bedroom with lovely timber beams and a home office.

Approaching the cottage, there is private off-street parking for three cars in addition to the garage. Adjoining the rear of the cottage itself is a courtyard which benefits from a westerly aspect ideal for enjoying the evening sun. Located across the shared driveway is the fantastic addition of the further and main garden area. This substantial plot offers peace and tranquillity backing onto neighbouring paddocks. The garden is filled with mature shrubs and laid into two principal lawn areas, interspersed with fruit trees and flower beds. The garden also benefits from existing water and electricity connections.

### Situation

Didmarton is an attractive village situated on the edge of the Cotswolds close to the Gloucestershire/Wiltshire border, 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 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 F.

### Directions

From Tetbury, follow the A433 towards Bath to Didmarton village. Proceed through the village and locate the entrance to Kings Terrace on the left hand side before the Kings Arms pub.

Postcode GL9 1DT

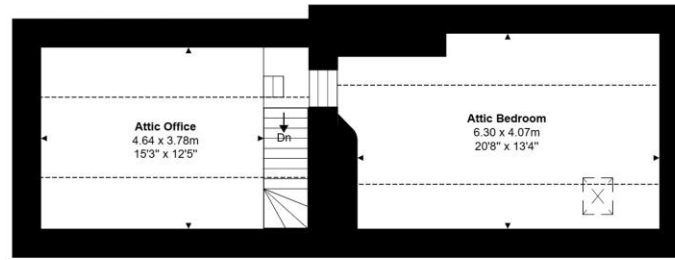
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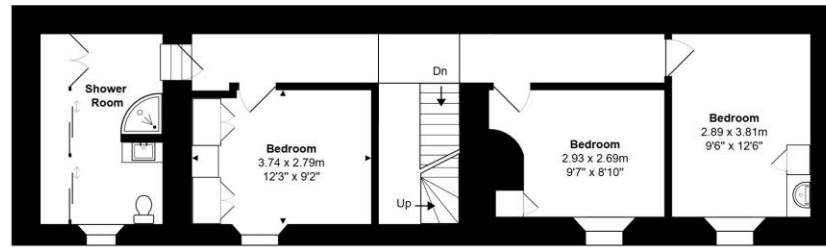


Total Area: 205.9 m<sup>2</sup> ... 2216 ft<sup>2</sup> (excluding garage)

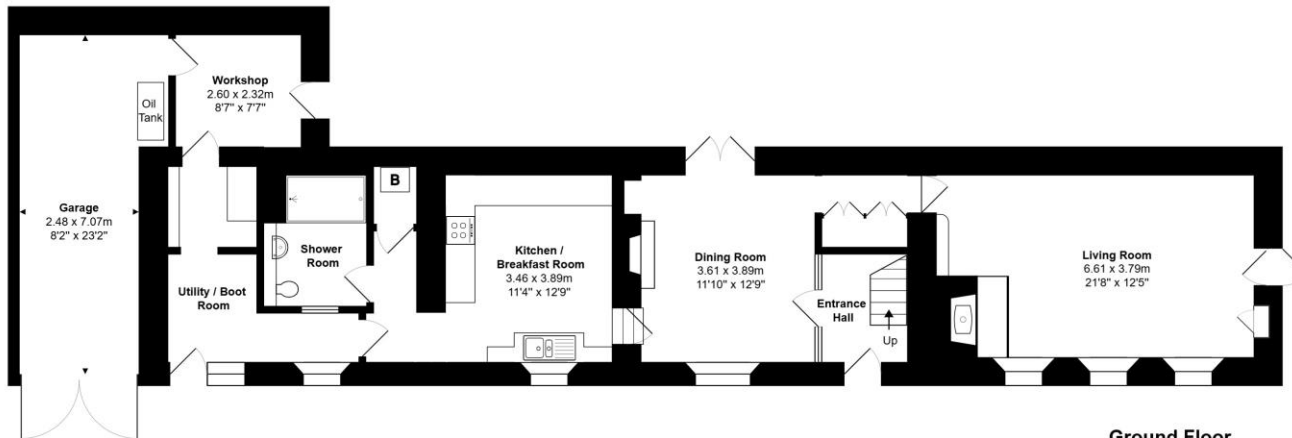
All measurements are approximate and for display purposes only



Second Floor



First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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