



JAMES PYLE & CO.



Chapel Walk House, 26 The Street, Didmarton, Gloucestershire, GL9 1DS

Detached period house
Substantial accommodation with character features
3 spacious reception rooms
Plus boot room/office
4 bedrooms and a large attic room
Charming country style kitchen/breakfast room
Private walled garden
New air source heat pump
Delightful walks through the Beaufort Estate



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £595,000

Approximately 2,644 sq.ft

‘Filled with charm and character, a substantial 2,644 sq.ft. period house with superbly proportioned accommodation’



The Property

Chapel Walk House is a characterful and deceptive detached period house situated in the very heart of the Cotswold village of Didmarton, just a short walk from the village pub and footpaths leading through the beautiful Beaufort Estate. The spacious and flexible accommodation extends to 2,644 sq.ft arranged over three floors and displays a wealth of its original character. The property benefits from recent upgrades including an air source heat pump and additional insulation for improved efficiency.

The spacious ground floor layout includes two characterful reception rooms both with stone fireplaces. There is also a large family room with a high vaulted ceiling. The charming kitchen/breakfast room has been recently refitted with country style units and has both a walk-in larder and a utility room adjoining. A cloakroom and a versatile boot room/office complete the ground floor. On the first floor there are four good-sized bedrooms plus a

dressings room which could be used as an occasional bedroom. The main bedroom has an en-suite bathroom whilst the family bathroom has been stylishly upgraded with a separate roll-top bath and shower unit and is warmed by underfloor heating. On the top floor there is a large attic room featuring charming exposed beams which can facilitate a fifth bedroom or a hobby room.

Outside, there is convenient parking available at the side of the property on Chapel Walk. The delightful walled garden is found to the other side enjoying a good degree of sunshine throughout the day and excellent security, ideal perfect for young families and pets. Landscaped with a raised patio terrace off the kitchen, the garden showcases well-established flower and shrub borders and a lawn with a gravel pathway.

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 an air source heat pump, 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 E.

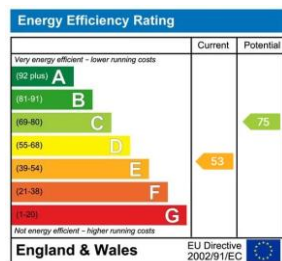
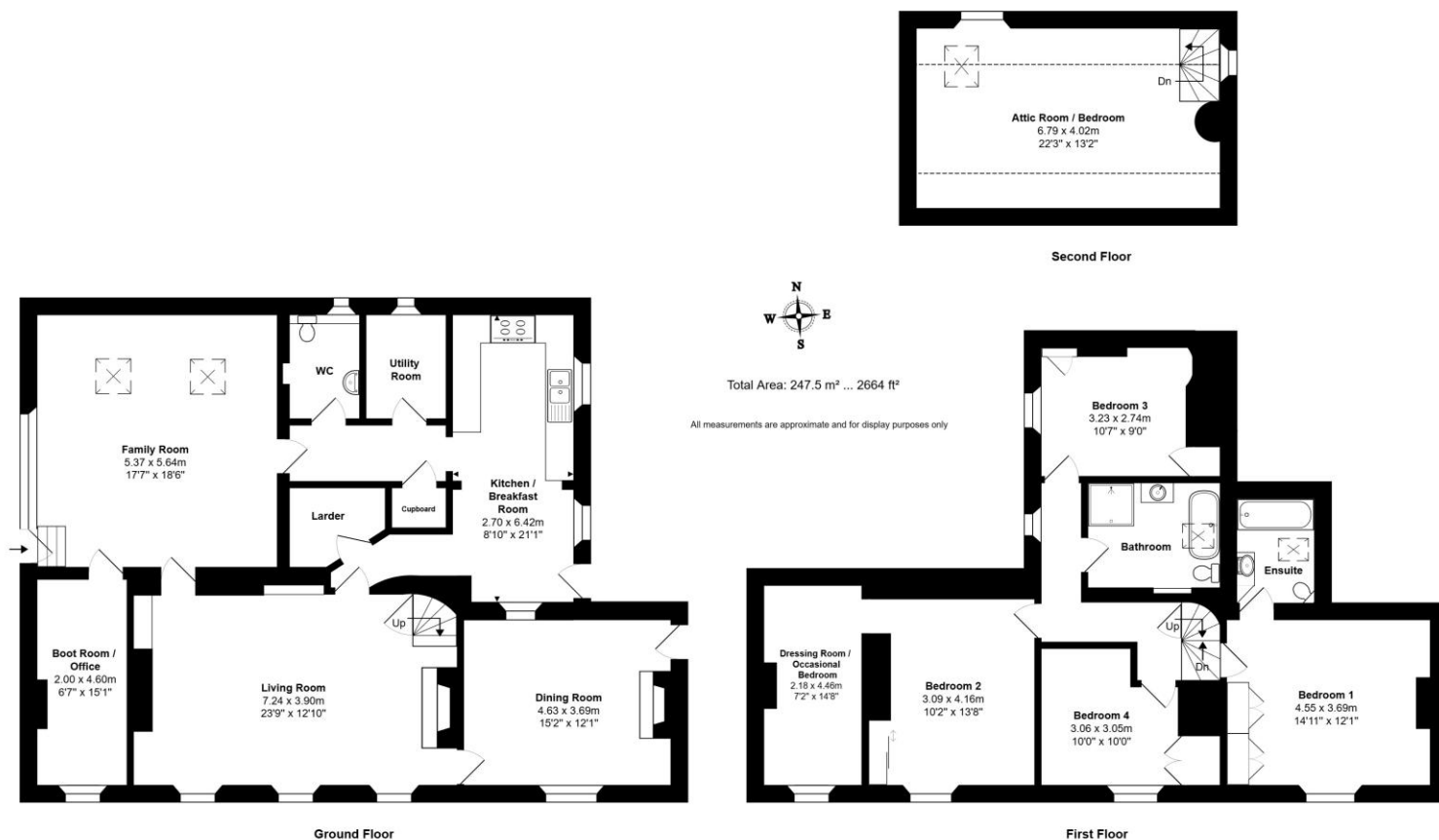
Directions

From Tetbury, follow the A433 towards Bath to Didmarton village. Proceed through the village to locate the property on the right hand side signposted by Chapel Walk.

Postcode GL9 1DS

What3words: [///educates.satellite.employ](https://www.what3words.com/educates.satellite.employ)





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