

hunter  
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1 Russell Close, Didmarton, Badminton, Gloucestershire, GL9 1ED

A well-proportioned family home situated in the conveniently placed Cotswold village of Didmarton. Offered to the market with no onward chain, this four-bedroom property is accompanied by a private gated driveway and double garage.

Russell Close comprises just two detached properties believed to have been built in 1994 and enjoys a centrally positioned location within the village. This particular home has been under the same ownership since new and now offers a new family the opportunity to make their own mark. With accommodation set across two floors, extending to approximately 1,603sq ft, the house offers versatility, practicality and space to suit modern-day lifestyles.

The front door is reached via the gravel driveway and set beneath a storm porch, leading into a generous hallway. From here there are doors to all the ground-floor rooms, including three reception rooms, the kitchen and a downstairs cloakroom. Stairs rise to the first floor.

The principal reception room is positioned at the far end of the hallway and enjoys a dual aspect, with a window at one end and patio doors at the other. There is also a feature open fireplace with a Cotswold stone surround, creating a natural focal point within the room. Adjacent is the dining room, which has a connecting door to the kitchen, located further along the hallway.

The kitchen is fitted with a country-style range of wall and base units, with space for a full complement of appliances, including a full-sized range cooker. The floor is laid with stone tiles throughout, which continue into the adjacent utility room. This is another well-proportioned space with additional base units and a sink and drainer. There is ample space for coat and shoe storage, along with the central heating boiler, and both a window and door leading to the garden. Across the hallway is a third reception room, which could serve a variety of uses, including a study, playroom, second sitting room or snug.

At the top of the stairs is a partly galleried landing providing access to the four bedrooms, family bathroom, airing cupboard and a hatch to the loft space. Three bedrooms are generous doubles, with the fourth being a well-sized single. The principal bedroom benefits from an en-suite shower room, while the family bathroom serves the remaining bedrooms.

Externally, the rear garden is designed for low maintenance and is mostly laid out lawn with a selection of mature shrubs. A gate at the rear provides convenient pedestrian access into the village. To the front, a gated gravel driveway comfortably provides off-street parking for several vehicles, in addition to a detached double garage.



The property is connected to mains electricity, water and drainage. Central heating is oil-fired. The property is freehold. Council Tax Band F (Cotswold District Council).

EPC Rating – E (52).

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.

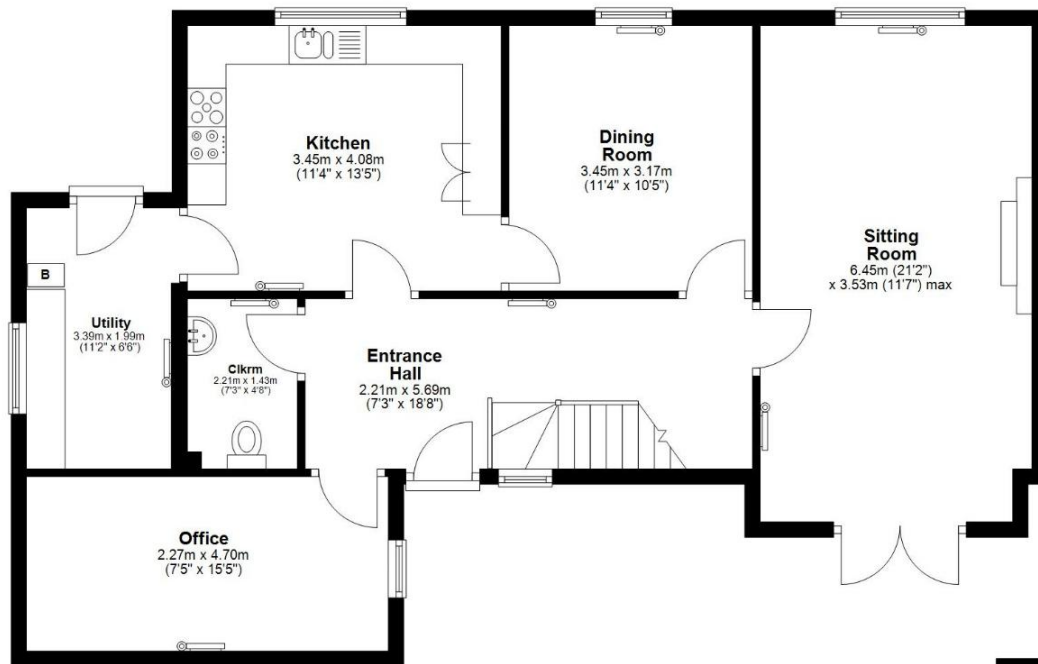
## Guide Price £650,000



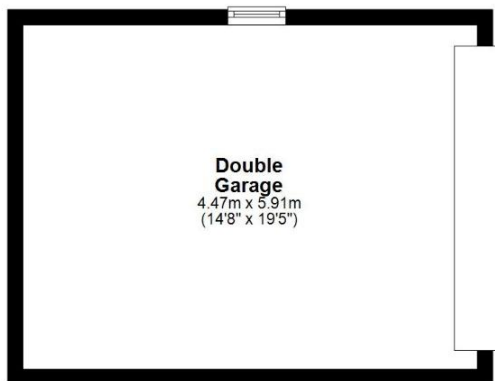
### Ground Floor

Main area: approx. 83.5 sq. metres (898.4 sq. feet)

Plus garages: approx. 26.4 sq. metres (284.4 sq. feet)

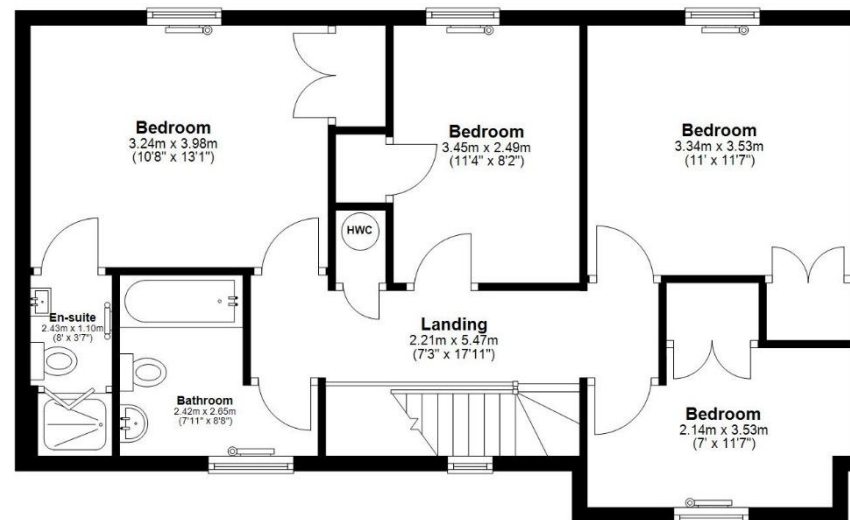


Main area: Approx. 149.0 sq. metres (1603.5 sq. feet)  
Plus garages, approx. 26.4 sq. metres (284.4 sq. feet)



### First Floor

Approx. 65.5 sq. metres (705.2 sq. feet)



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