



JAMES PYLE & CO.



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

Semi-detached Grade II listed Georgian house
Wonderful character, proportions and ceiling height
4 bedrooms, 2 bathrooms
Open plan kitchen/family room
2 further reception rooms
Parking, garaging and outbuildings
Good-sized rear gardens
Popular Cotswold village setting
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £899,000

Approximately 2,788 sq.ft excluding outbuildings

‘An elegant Georgian village house with excellent proportions, generous gardens and outbuildings’

The Property

Dating from the mid to late 18th century, The Old Posting House is a historic property located in the centre of the Cotswold village of Didmarton which is positioned on the doorstep of the beautiful Badminton Estate. Grade II listed with accompanying railings and a handsome façade, the property reflects the elegance of Georgian architecture featuring classically symmetrical sash windows with panelled shutters and a central swept metal porch, while inside, the property has been thoughtfully arranged to suit modern living.

The ground floor comprises three reception rooms including a welcoming dining hall that sets the tone for the home's refined proportions and generous ceiling heights. The heart of the house is the kitchen/breakfast open plan to a family room, a versatile space designed for both everyday living and entertaining. The adjoining family room, with its open fireplace and ample seating area, creates a warm and inviting atmosphere. The

sitting room is equally impressive - an elegant, well-proportioned space ideal for formal gatherings or quiet relaxation. Across the first and second floors, there are four bedrooms and two bathrooms, with the main bedroom standing out for its scale and grandeur with magnificent exposed timber vaulted ceiling.

A gravelled driveway to the side leads to parking and to the coach house, a detached stone outbuilding, offering two garages, a store room, and storage above. Behind the property lies the generous garden, complete with a tool shed, wood shed, and a charming open-fronted loggia - perfect for summer entertaining. To the side of the garage, a further walled garden adds to the property's unique appeal.

Situation

Didmarton is an attractive village situated on the edge of the Cotswolds close to the Gloucestershire/Wiltshire border surrounded by the 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 has a high number of historic listed houses and a local garage which also provides everyday essentials. Attractions nearby include the world famous Westonbirt Arboretum, Beaufort Polo Club and the famous Badminton Horse Trials. The village is also surrounded by a network of paths and bridleways providing 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 whilst private education is offered at Westonbirt School and Beaudesert Park School. The market town of Tetbury is only 7 miles away and has 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 E.

Directions

From Tetbury, follow the A433 towards Bath to Didmarton village. Proceed through the village and locate the property on the right-hand side before the Kings Arms pub.

Postcode GL9 1DS

What3words: ///yield.aimlessly.finalists



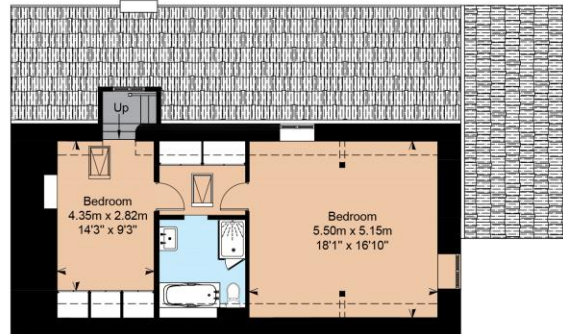
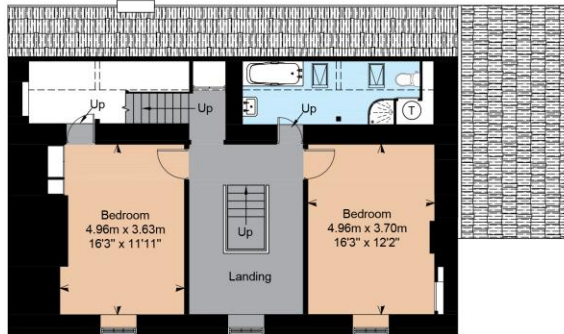
44 The Street, Didmarton, Badminton, Avon

Approximate IPMS2 Floor Area	259 sq metres / 2788 sq feet
House	69 sq metres / 742 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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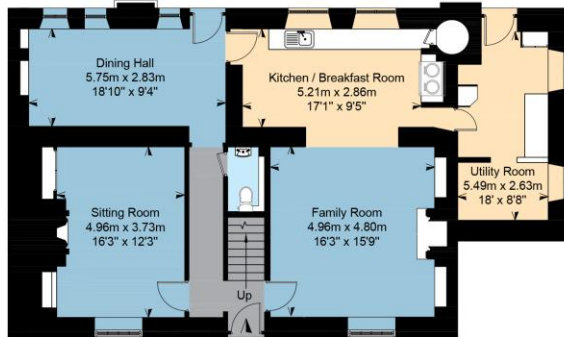
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Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



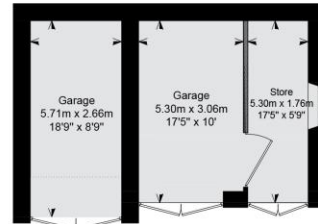
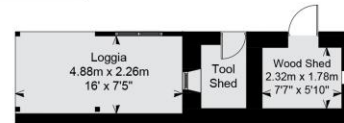
First Floor

Second Floor

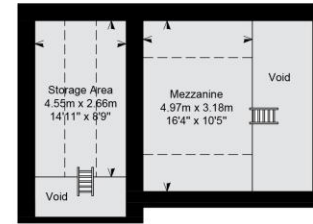
[] = Limited Use Area



Ground Floor



The Coach House Ground Floor



The Coach House First Floor

Outbuildings
Not Shown In Actual Location Or Orientation



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