



📍 15 Tormarton Road, Acton Turville, Badminton, GL9 1HP

🏠 £495,000

Vendor Suited - Walnut Tree Cottage is an extended, and well-presented, three / four bedroom, two reception, two bathroom, semi-detached cottage, with double car port, large driveway, and gardens to the front, side and rear, superbly positioned within the highly sought after village of Acton Turville.

- Period Semi-Detached Cottage, Countryside Views
  - Double Storey Extension, Spacious & Versatile Living Arrangements
  - Well-Presented Throughout
  - Three Double Bedrooms, Principal with En-Suite
  - Large Dual-Aspect Kitchen / Dining Room
  - Sitting Room with Open-Fire & Study / Downstairs Bedroom
  - Cloakroom, Utility & Pantry
  - Front, Side & Rear Gardens
  - Double Car Port & Large Driveway
  - Beautiful Village Position, Close to Badminton
- 🏠 Freehold

🏠 EPC Rating D



Vendor Suited. Walnut Tree Cottage is a significantly extended and well-presented three / four-bedroom semi-detached home, offering spacious and versatile accommodation, with a warming mix of modern and period features throughout; superbly positioned within the highly sought after village of Acton Turville, close to both the reputable Badminton and M4 access.

The accommodation is arranged over two levels, and briefly comprises; entrance porch, sitting room with open-fire, study / downstairs bedroom, large dual-aspect kitchen / dining room, utility, pantry and cloakroom, on the ground level. To the first floor are three double bedrooms with fitted wardrobes and en-suite bathroom, and finally the family bathroom.

Externally, the cottage benefits from a double car port, a large driveway providing ample off-road parking, and well-maintained, pretty gardens to the front, side, and rear. With countryside views to the side and rear, this exceptional property combines modern convenience with an exceptional rural setting.

#### **Situation**

Acton Turville is a small village a short distance from the famous Badminton Estate, some ten miles to the west of Malmesbury. The village has a primary school, pub, church, village shop / Post Office, a tennis court and playground. More extensive facilities are available in either Malmesbury or Chipping Sodbury, which lies a little further to the west. The village is also well situated for use of the M4 motorway (junct 18) giving easy access to Bristol and Swindon, whilst the A46 places Bath to the south and Stroud and the M5 motorway to the north, within easy reach. Main line rail links to London Paddington are available at nearby Chippenham and Bath Spa.

#### **Property Information**

Council Tax Band: C

Freehold

Mains Electricity, Water & Drainage

Oil Fired Central Heating

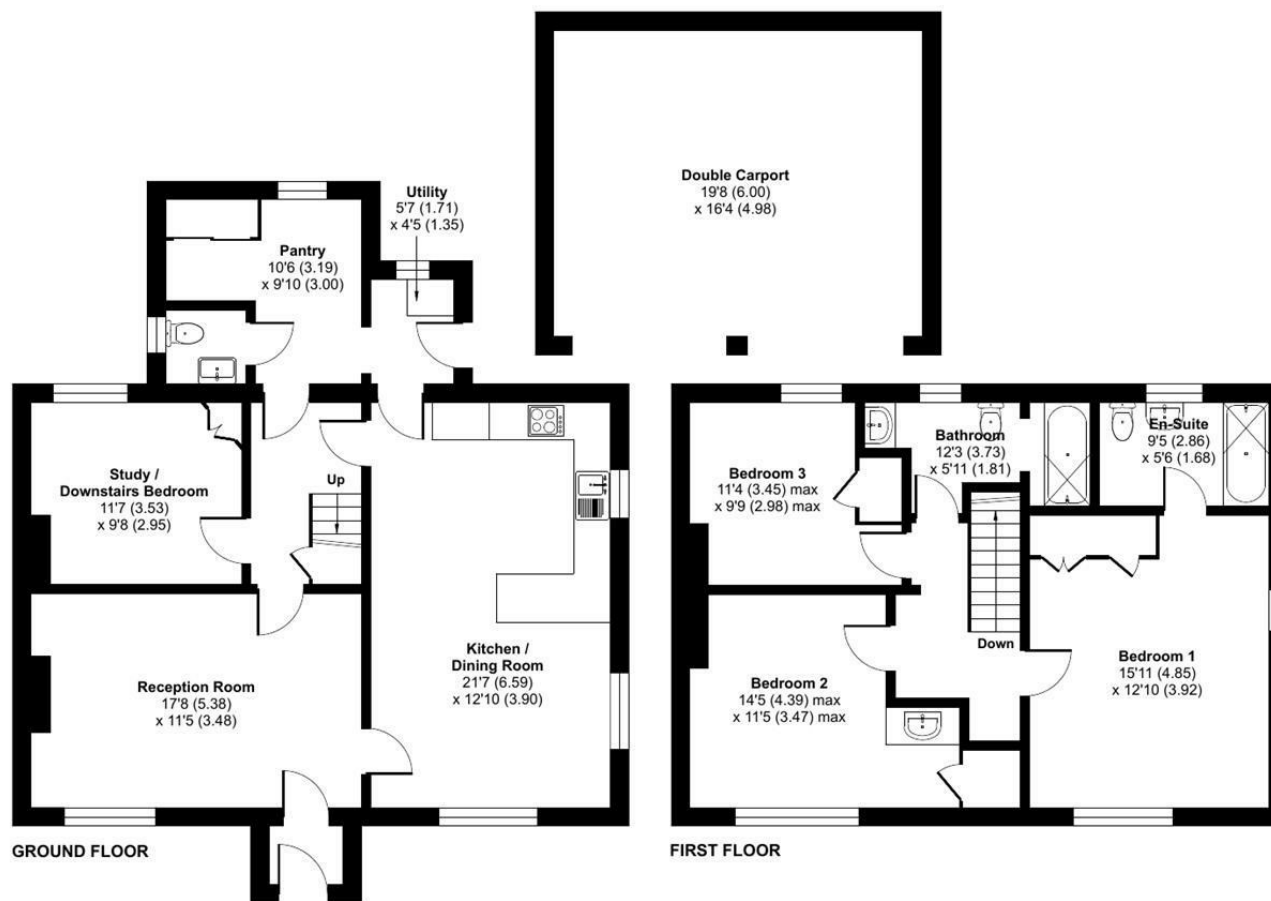
EPC Rating: D



# Tormarton Road, Badminton, GL9

Approximate Area = 1500 sq ft / 139.4 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Strakers. REF: 1453371

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