

hunter
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18 Berthas Field, Didmarton, Gloucestershire, GL9 1EB

An extended three-bedroom family home enjoying a peaceful cul-de-sac setting with exceptional, uninterrupted rural views across the Beaufort Estate.

Situated in the desirable village of Didmarton, this beautifully presented home in Berthas Field has been thoughtfully extended, offering spacious accommodation, modern interiors and pleasant countryside views. Believed to have been built in the 1970s, the cul-de-sac is a quiet residential address and the village is conveniently located providing access to a number of nearby market towns.

The property is entered via a practical entrance porch which in turn leads into a spacious sitting room. Filled with natural light from a large picture window, this inviting room provides ample space for comfortable seating and features stairs rising to the first floor, together with access through to the kitchen. The heart of the home is the impressive open-plan kitchen and dining space, which has been tastefully and contemporarily updated by the current owners. The shaker-style kitchen is fitted with a range of light dove-grey wall and base units with attractive grain detailing, complemented by quartz effect worktops, a glass splashback behind the oven, and grey tiled flooring. There is space for a freestanding oven and fridge freezer, along with an integrated dishwasher and stainless-steel one-and-a-half sink positioned beneath large windows overlooking the westerly facing garden. Flowing seamlessly into the extended dining area, this impressive space comfortably accommodates a family dining table for social events. French doors open directly onto the rear garden, and a large picture window perfectly frames the stunning views across the Beaufort countryside. The kitchen/diner also benefits from inset spotlights throughout.

Completing the ground floor is a practical utility room with further wall and base units, space and plumbing for a washing machine and space for a tumble dryer, an adjacent downstairs cloakroom with WC and a door to the garden. There is also internal access to the garage, which has been shortened in length but offers a fantastic storage space with an electric roller door.

On the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. The principal bedroom is a generous double room situated to the front of the property. Bedroom two is also a spacious double, featuring a large built-in wardrobe and benefiting from an adjoining shower room. This offers excellent potential to create an en-suite if desired, or alternatively incorporate the space into the main accommodation.



The shower room is finished with grey marble-effect and black tiles and comprises a freestanding wash hand basin and WC. Bedroom three is a comfortable single room, currently used as a home office, and enjoys the same beautiful rural outlook, plus a collection of fitted wardrobes. The family bathroom is fitted with a bath with shower over, complemented by grey wall tiles and black and grey mosaic detailing, together with a wash hand basin and WC. There is also a useful airing cupboard housing the water cylinder accessed from the landing.

Outside, the property enjoys attractive gardens to both the front and rear. The front garden is mainly laid to lawn, with a block-paved driveway providing off-road parking for two vehicles. An electric roller door gives access to the garage, which benefits from an alarm system, and there is convenient side access leading to the rear garden. The rear garden has been designed for low-maintenance living, with gravelled areas, raised beds featuring mature planting, and attractive stone wall borders. Wisteria and clematis trail around the wooden pergola, while a honeysuckle grows across the rear fencing. A dedicated barbecue and seating area provides the perfect spot to relax and enjoy the far-reaching countryside views.

The property is connected to mains water, electricity and drainage. Heating is provided via Herschel infrared heating panels, installed by the current owners and cleverly disguised as a combination of artwork and mirrors throughout the property.

Council Tax Band: C (Cotswold District Council)

EPC Rating: D (57)

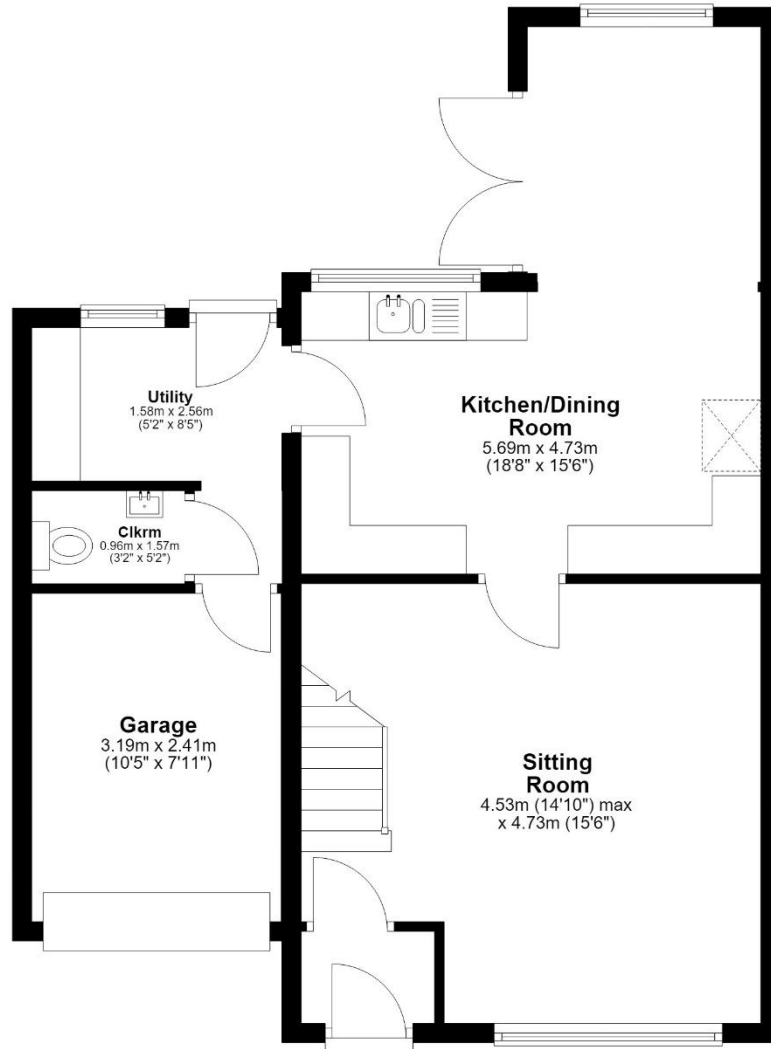


Guide Price £450,000



Ground Floor

Main area: approx. 49.5 sq. metres (533.2 sq. feet)
Plus garages, approx. 7.7 sq. metres (82.6 sq. feet)



Situation

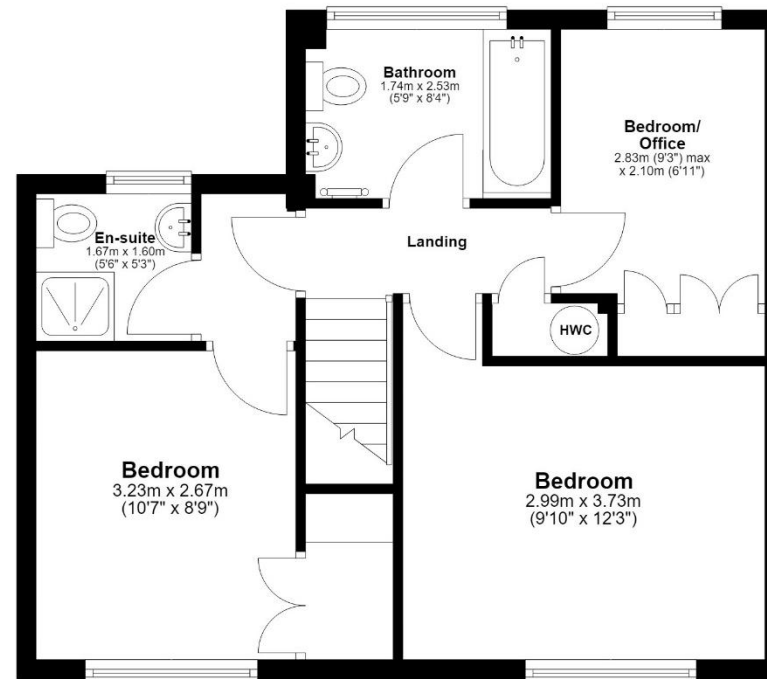
Didmorton is a picturesque Cotswold village situated on the Gloucestershire/Wiltshire border and surrounded by the beautiful Beaufort Estate. The village offers an abundance of scenic countryside walks directly from the doorstep, including Chapel Walk, and is home to the popular Kings Arms public house.

Local amenities include a petrol station with convenience store, village hall, allotments and playing fields. The thriving market town of Tetbury is approximately seven miles away, offering a wide selection of independent shops, cafés, a supermarket and medical facilities.

Excellent road connections are available via the A46 and M4 (Junction 18), providing convenient access to Bath, Bristol and the wider region, making the property an ideal choice for both families and commuters.

First Floor

Approx. 44.3 sq. metres (476.3 sq. feet)



Main area: Approx. 93.8 sq. metres (1009.6 sq. feet)

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