

**Verlands, The Street, Didmarton, Badminton, Gloucestershire, GL9 1DT**

Detached two-storey dwelling  
Substantial accommodation of 2,165 sq.ft  
Superb potential to develop  
Outbuildings and garage  
3 bedrooms, 2 reception rooms  
Southerly views over the Beaufort Estate  
Backing onto the recreational field  
Ample private parking  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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## Price Guide: £650,000

Approximately 2,165 sq.ft excluding garage and outbuildings



‘A substantial detached dwelling with fantastic potential to develop and outbuildings, enjoying a southerly position overlooking the Badminton Estate’

### The Property

This individual detached two-storey dwelling provides substantial accommodation of around 2,165 sq.ft. offering a great deal of potential to develop and create a fantastic family-sized home. The property enjoys a superb position within the popular Cotswold village of Didmarton close to amenities and with southerly views backing onto the recreational fields and the Badminton Estate beyond. The property was individually constructed in the 1970s in the grounds of the neighbouring property where the former forge once stood.

The principal accommodation is arranged on the upper ground floor comprising a spacious entrance hall, two reception rooms, a kitchen/dining room, three bedrooms and a bathroom. The accommodation takes advantage of the excellent elevated views over the picturesque surrounds at the rear. The

lower ground floor was originally designed to accommodate a home business and now offers a very large and versatile area to be incorporated into the main accommodation. To the side, there is an integrated garage.

There is an additional outbuilding which has plenty of charm including a double carport/barn and adjoining workshop. There is a gated private driveway to the side of the property leading to the rear which has provides plenty of parking. The outside area has been designed to easy upkeep with a front garden and additional garden area at the rear.

### 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 is 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

We understand 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. Ultrafast broadband (not connected) is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Cotswold District Council Tax Band D.

### Directions

From Tetbury, follow the A433 towards Bath to Didmarton village. Proceed through the village and just after The Kings Arms pub and the turning into St Arilds Road, locate the property on the left hand side.

Postcode GL9 1DT

What3words: ///makeovers.dome.saving

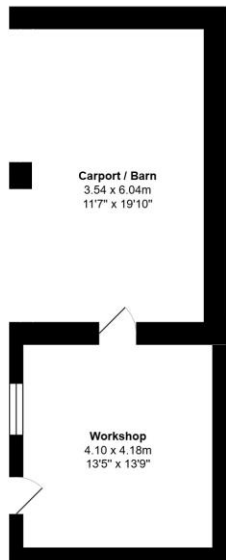
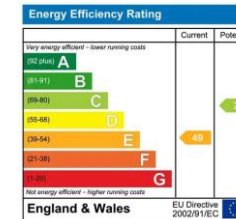




Internal Area: 201.1 m.sq. ... 2165 sq.ft. (excluding outbuilding and garage)

Total Area: 266.6 m<sup>2</sup> ... 2870 ft<sup>2</sup>

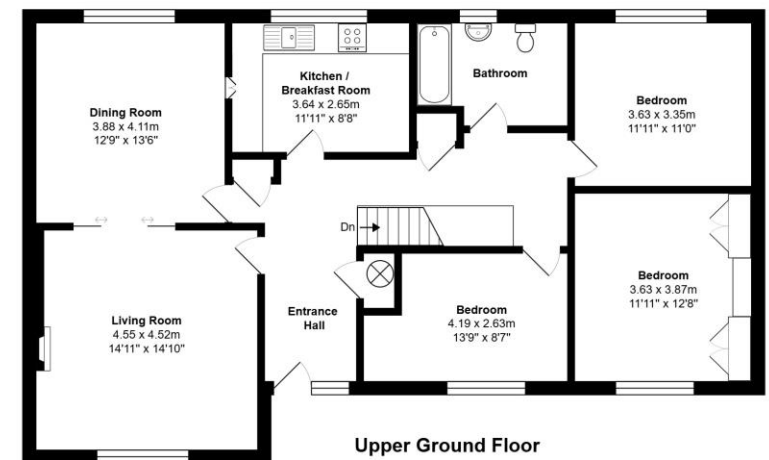
All measurements are approximate and for display purposes only



Outbuilding



Lower Ground Floor



Upper Ground Floor

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