

26 Berthas Field, Didmarton, Badminton, Gloucestershire, GL9 1EB

Semi-Detached Home
 Refurbished & Upgraded
 Very Well-Presented Accommodation
 2 Reception Rooms
 Kitchen/Dining Room
 3 Bedrooms
 Driveway Parking
 Landscaped Garden
 Walking distance to amenities



Price Guide: £365,000

Approximately 1,110 sq ft

‘Situated within this popular village set on the edge of stunning Beaufort Estate, this semi-detached home has been upgraded and refurbished with a beautiful finish’

The Property

This semi-detached modern home has been greatly improved in recent times and is presented in all to a beautiful standard. Berthas Field is well positioned just a short walk from the Kings Arms pub, the village hall and the stunning Beaufort Estate where there are ample walking routes. Over the last 4 years the property has been refurbished and updated including the installation of an oil-fired central heating system as well as replacement double glazed windows and new doors throughout. The accommodation was previously extended into a former garage creating a second reception room, today the accommodation extends in all to 1110 sq.ft.

The ground floor layout comprises a front living room with double doors opening to the kitchen/dining room which has been beautifully fitted with painted timber units incorporating an integral fridge/freezer,

hob and oven. Off the kitchen there is the second versatile reception room as well as a downstairs WC and large utility room with side access, perfect for country living. On the first floor, there are two double bedrooms and a further single bedroom which could be utilised as a home office. The bathroom has been updated to a stylish modern suite with shower over the bath.

To the front of the property there is a driveway providing off-road private parking and a front lawn. The sunny rear garden has been newly landscaped with a patio off the kitchen French doors, a lawn and flower bed.

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 and 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.

Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drains, water and electricity.

Directions

From Tetbury, follow the A433 towards Bath to Didmarton village. Proceed through the village and after The Kings Arm pub turn right into St Arild's Road. Then take the second left into Berthas Field to locate the property at the very end of the close on the left hand side. Sat nav postcode GL9 1EB

Local Authority

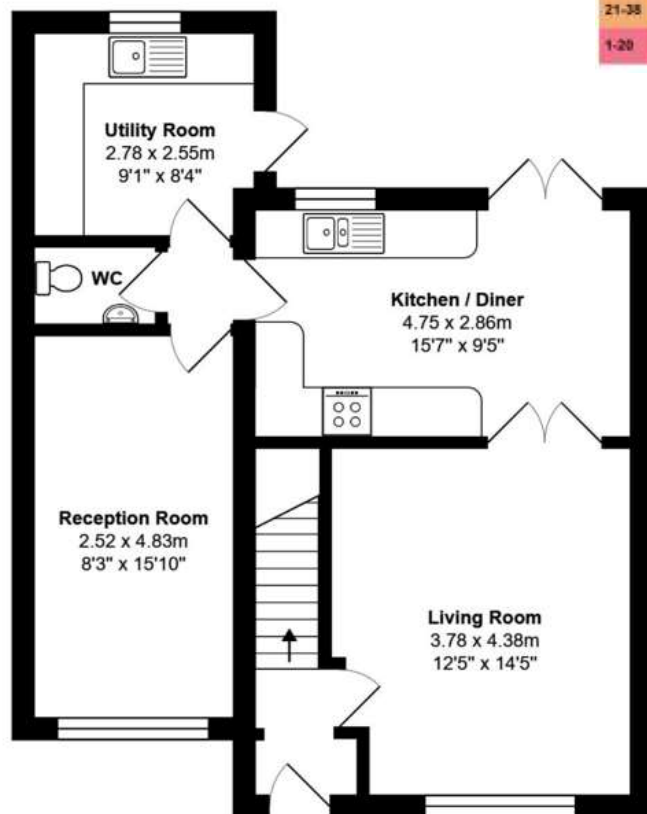
Cotswold District Council

Council Tax Band

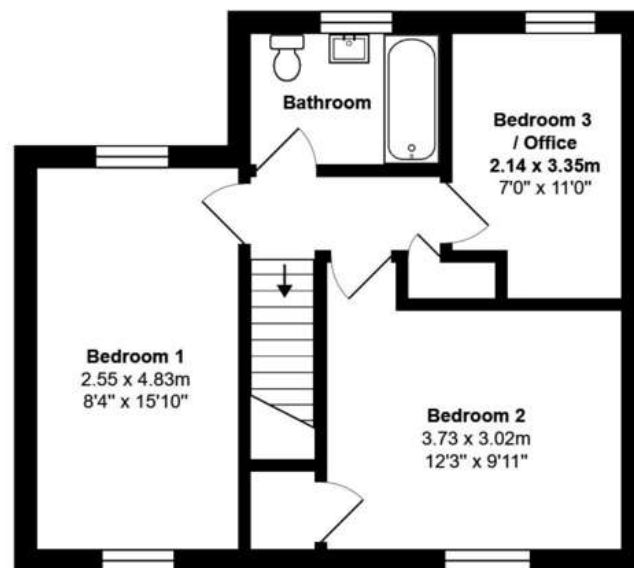
C £1,602



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Ground Floor



1st Floor

Total Area: 103.2 m² ... 1110 ft²

All measurements are approximate and for display purposes only



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

SHERSTON 01666 840 886
4 The Old School, High Street, Sherston SN16 0LH

PAINSWICK 01452 812 054
Hoyland House, Gyde Road, Painswick GL6 6RD