

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



Mature split level bungalow • Views towards the Duke of Beaufort Estate • Potential within the property & outbuildings to create a fabulous property/properties. • Spacious accommodation throughout • Separate sitting and dining room • Garage plus ample parking • Front and rear gardens • EPC: TBC

# Verlands,

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

## Key Features



3

Bedrooms



1

Bathroom



2

Receptions

## About the property

Mature split-level detached bungalow located in the very popular village of Didmarton with views over the recreation ground and The Duke of Beaufort Estate.

There is potential both within the property and also the outbuildings to create a fabulous property.

On entering the property from the front which takes you to a large entrance hall with airing cupboard and two further storage cupboards, fitted kitchen and separate dining room both having views and a sitting room overlooking the front aspect.

Master bedroom with two fitted wardrobes, further double bedroom located to the rear of the property, good size single bedroom.

On the ground floor is good size boiler room/boot room with inner hallway taking you to the rear garden.

From the outside you can access "The Shop" (just what the previous owners called) which is such an exciting space and could be converted into further accommodation or home office/workshop.

There is also a garage plus ample driveway parking located to the rear of the property. There is also a Cotswold stone detached barn and store which again could also be converted into a separate annexe and double garage.

The garden is mainly located to the front of the property.

## Amenities

The village is situated between Badminton Park and Duke of Beaufort country and dates back to the 7th century. The adjoining countryside provides delightful walking and riding across footpaths and byways. There is an excellent village pub called the Kings Arms and local village store/garage with further shopping in Tetbury/Malmesbury. Didmarton falls within the catchment area for the Leighterton Primary School. The village is well placed for the M4, junction 18 (8 miles), giving easy access to Bristol and Swindon. Kemble and Chippenham stations provide rail connections to London.

Within the local area are a number of places of interest including the world famous Westonbirt Arboretum with 18 thousand trees and shrubs in some 600 acres of beautiful landscaped grounds.

## Directions

From our office in the centre of town proceed down Church Street which becomes Bath Road. Continue along this road for some 6 miles to Didmarton and once in the village, driving past The Kings Arms, they property will be found on the right hand side.

## Services & Tenure

The tenure is Freehold.

## Local Authority

Cotswold District Council

Council Tax Band: D

## Our reference

TET/JR/RN/01092023

## We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk







# Verlands The Street, Didmarton, Badminton, GL9

Approximate Area = 2136 sq ft / 198.4 sq m (excludes carport)

Garage = 510 sq ft / 47.4 sq m

Out House = 189 sq ft / 17.5 sq m

Total = 2835 sq ft / 263.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2023. Produced for Perry Bishop. REF: 1029570



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[perrybishop.co.uk](https://perrybishop.co.uk)

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