

Berthas Field, Didmarton, Badminton, Avon, GL9 1EB



Charming village location • Spacious family home • Comfortable and convenient living space •
Sitting room with wood burning stove • Two bathrooms • Home office • Driveway parking •
Enclosed rear garden • EPC D

Berthas Field,

Didmarton, Badminton, Avon, GL9 1EB

Key Features



4

Bedrooms



2

Bathrooms



2

Receptions

About the property

Situated in the heart of this charming village of Didmarton, this modern semi-detached house boasts four bedrooms, making it the ideal family home.

The property exudes a bright and spacious feel, offering a comfortable and convenient living space. The peaceful surroundings provide a tranquil environment for a family to enjoy.

On entering the property into the entrance porch with door taking you into the family room, there is a separate sitting room enjoying a dual aspect and benefiting from inset wood burning stove. Fitted kitchen/breakfast room overlooking the rear garden. There has been the addition of a utility room with access to the garden, shower room and a very useful home office with fibre optic broadband which is essential for modern way of working.

On the first floor you find the spacious bedrooms and family bathroom.

Key features of the property include a well-maintained garden, perfect for relaxing or entertaining guests, as well as off-street parking for added convenience. The interior is thoughtfully designed with modern finishes and ample natural light, creating a welcoming atmosphere throughout.

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, Tetbury and Stroud School's. The village is well placed for the M4 , junction 18 (8 miles), giving easy access to Bristol, Bath 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 turn right just after The Kings Arms into St Arilds Road and left into Berthas Field, first left and the property will be found at the head of the cul-de-sac.

Services & Tenure

The tenure is Freehold. Mains water, drainage, electricity and oil are connected.

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

CIR/JR/RN/16042024

We'd love to hear from you

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what the owner said

"Great house in a great location to bring up your family. Flexible accommodation which could easily be personalised to suit somebody else's needs."







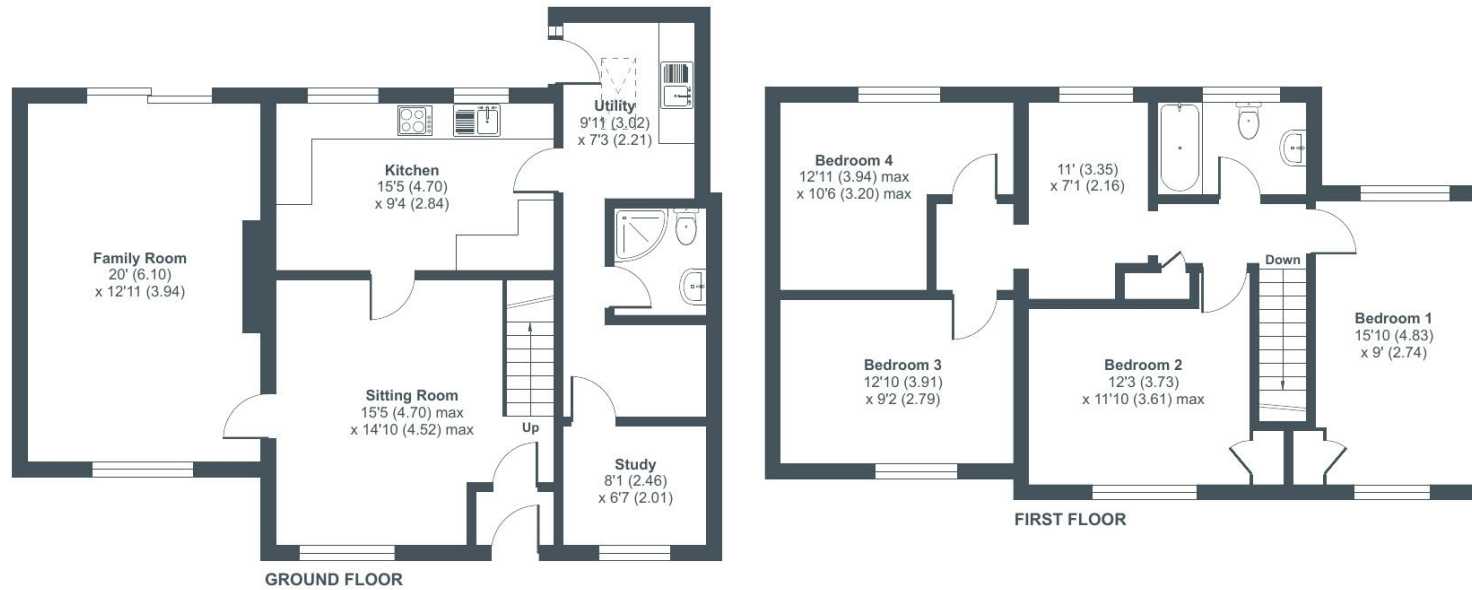
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Approximate Area = 1658 sq ft / 154 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Perry Bishop. REF: 1111551



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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