



3 Bedroom
Detached Family
Home in
Didmarton

£1,700 PCM

52 The Street
Didmarton
Badminton
GL9 1DT



Victoria Allman
lettings

- Link-detached 3-bedroom family home
- Great location in a popular village on the edge of the Badminton Estate
- Flexible & versatile living accommodation
- Living room with wood burner
- Two double bedrooms, one single
- South-facing garden
- Garage & off-street parking
- EPC Rating D
- Council Tax Band D (Cotswold)



3



1



3



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SUMMARY

Trelawna is a well-presented three-bedroom link-detached home in the popular village of Didmarton, sitting on the edge of the Cotswolds and surrounded by the beautiful parkland of the Badminton Estate. Offering flexible and comfortable living for a family or professional couple, the property is well-placed for the amenities of nearby towns and villages, with great access to Bath, Bristol and the M4.

Unexpectedly back on the market, Trelawna is available unfurnished from October on a long-term let.



DESCRIPTION

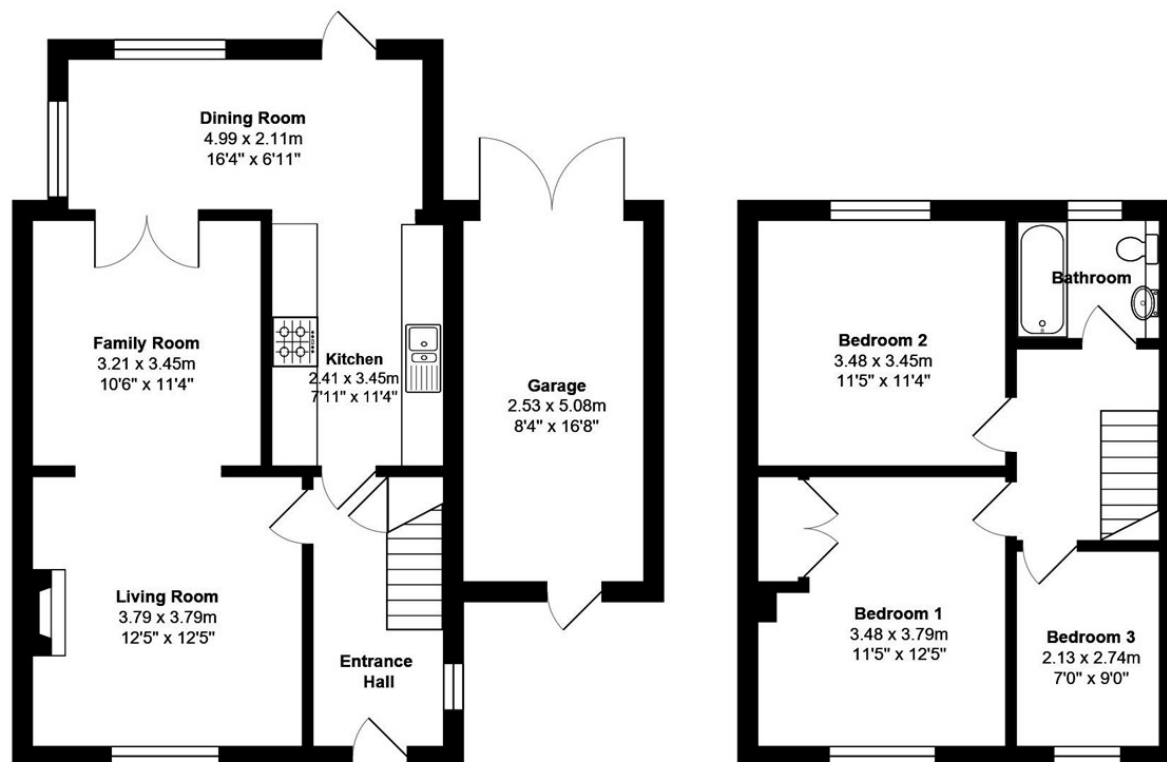
Situated on the edge of the Badminton Estate in the village of Didmarton, Trelawna is a three-bedroom, link-detached house with countryside walks and the local village pub on its doorstep. The property offers a versatile and flexible layout, extending in all to 1,046 sq ft over two storeys, and has been recently redecorated. From the entrance hall, there is a light and airy living room complete with a woodburning stove and a linked family room. From here, double doors lead through to an L-shaped kitchen/dining room which is well-equipped with a range of fitted units and integrated appliances. A back door leads to the gravel drive and garage. Upstairs, new carpets have been fitted throughout - there are two excellent sized double bedrooms, a single bedroom, and a modern family bathroom. Outside, there is a south-facing garden to the front of the property which has been wonderfully landscaped with a paved path up to a sun terrace, vegetable beds and lawn. A private drive accessed from St Arild's Road leads to off-road parking at the rear of the property and an attached garage with further gardens to the side.

SITUATION

Didmarton is an attractive village situated on the edge of the Cotswolds and surrounded by the Duke of Beaufort's Badminton Estate, home to the famous Badminton Horse Trials. The property is located at the heart of the village, within a short walk of The Kings Arms pub, village hall and playing fields. The village has a high number of historic listed houses and a local garage and store which provides everyday essentials. Close by is the beautiful Forestry England run Westonbirt Arboretum and King Charles' Highgrove Estate. The village is surrounded by a network of paths and bridleways providing excellent walking and riding amidst beautiful parkland and countryside. There are a number of well-regarded primary schools located close by at Leighterton, Hawkesbury Upton, Sherston and Luckington, and excellent secondary schools in Malmesbury, Tetbury and Wotton-under-Edge.

The market towns of Tetbury (6 miles) and Malmesbury (9 miles) are close by with a broad range of shops and amenities. Conveniently located for both the M4 (11 mins) and M5 (25 mins) motorways, Didmarton is also within easy reach of Bath, Bristol, Cirencester, Cheltenham, and Swindon. Easy access to nearby Chippenham and Bath train stations provides regular fast services to London and other regional centres.





Ground Floor

1st Floor

Total Area: 97.1 m² ... 1046 ft² (excluding garage)

All measurements are approximate and for display purposes only

DIRECTIONS

From Tetbury, follow the A433 towards Bath to Didmarton village. Continue through the village passed The Kings Arms pub. The property is located just after the turning for St Arilds Road on the right hand side.

Postcode: GL9 1DT

What3Words:
///porridge.steams.chest

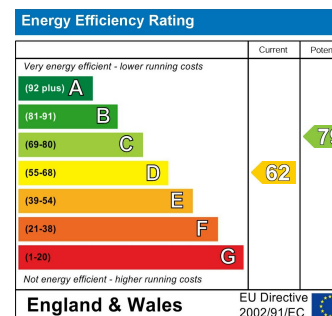
CONTACT

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REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and oil fired central heating. Ultrafast broadband is available in this area; mobile coverage is classed as good outdoors – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.



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