



6 St. Arilds Road, Didmanton, Badminton, Gloucestershire, GL9 1DP

Semi-detached house  
Thoroughly refurbished and extended  
4 genuine double bedrooms  
Bathroom, shower room and 2 en-suites  
Open plan configuration living/kitchen  
Home office  
Private gated parking  
South-facing garden  
Desirable village surrounded by beautiful  
countryside



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £500,000**

Approximately 1,800 sq.ft.

‘Thoroughly refurbished and extended semi-detached house with much thought and attention to detail creating an excellent 4 bedroom family home’

### The Property

6 St. Arlds Road is a semi-detached house which has undergone a comprehensive overhaul of refurbishment, extending and re-fitting. The finished result is an excellent family sized home located in the popular village of Didmarton just a short walk to the village pub and surrounded by stunning countryside. The tastefully presented accommodation spans over three floors incorporating an attic conversion extending in all to around 1,800 sq.ft. The property boasts a new oil-fired heating system, re-wiring and new windows and doors throughout.

The ground floor centralises around a superb open plan configured room filled with natural light through a dual-aspect, skylights and patio doors to the garden. This room incorporates a living area beside a cosy wood-burning stove, dining area and kitchen. The kitchen features a breakfast bar and is well-fitted with a range of units and integrated appliances. To the side, there is a useful utility room with rear access, a home office, and a wet room style shower room. The separate entrance hall leads up to the first floor where there are three double bedrooms and the family bathroom. The family bathroom has

been fitted with a Jacuzzi bath and shower above, while one of the first floor bedrooms benefits from a private en-suite shower room. The principal bedroom suite occupies the entire top floor of the property enjoying rural views over the countryside. Fitted wardrobes provide a great deal of storage and allow discreet hidden access through to the adjoining en-suite bathroom.

Double timber gates open to the front of the property where there is plenty of private off-street parking and a storage shed to the side. The garden is facing directly south at the rear and has been landscaped with a terrace and steps up to the lawn.

### 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.

### Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity. We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity. Under section 157 Housing Act 1985, the property was formerly part of the Local Authority housing

stock and as such contains a covenant which requires consent to purchase from Cotswold District Council. The required 8 week marketing period has now passed and the property is now available to buyers out of the area.

### 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. Locate the property on the right hand side as the road starts to bend.  
Postcode GL9 1DP.  
What3words: ///smart.couriers.stroke

### Local Authority

Cotswold District Council

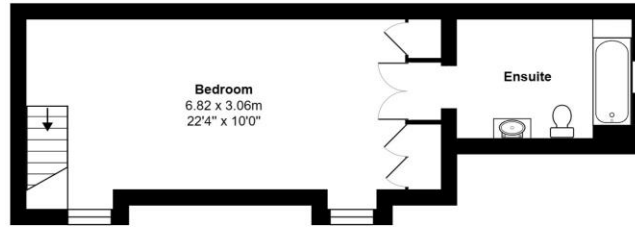
### Council Tax Band

B

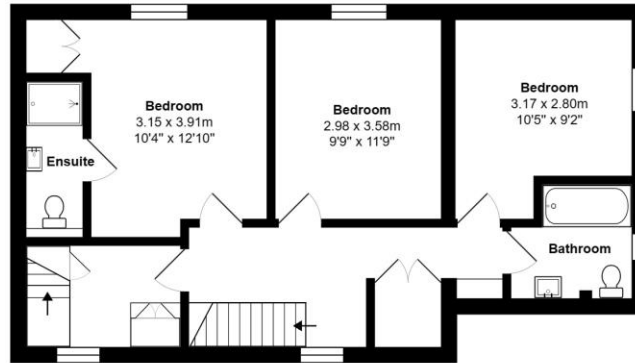




Total Area: 167.2 m<sup>2</sup> ... 1800 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Second Floor



First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



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