



West End House

The Street, Didmarton, Gloucestershire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An immensely elegant, detached family house with beautiful gardens and paddocks, in all about 5.7 acres

With four reception rooms and six bedrooms, West End House is a very well-balanced home with exquisite gardens, paddocks, stabling and a tennis court.



4 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



OUTBUILDINGS



3,519 SQ FT



FREEHOLD



VILLAGE



5.7 ACRES



**OFFERS OVER
£1,500,000**



The property

West End House, built in 1719, is a handsome detached family house which retains much of its original character and charm. Positioned within the heart of the village of Didmarton, the house offers very well-balanced accommodation arranged over three floors. The ground floor comprises a charming drawing room with open fireplace and French doors leading onto the south facing garden, a dining room as well as a large kitchen/breakfast room with Aga and conservatory leading directly off. A TV room, with adjoining occasional bedroom, guest cloakroom, cellar and utility room complete the ground floor accommodation.

On the first floor there are three double bedrooms and three bathrooms, one of which is en suite, and a further three/four bedrooms as well as an additional bathroom can be found on the top floor.

West End House is Grade II listed.





Outside

To the rear of the house there is a well-maintained south facing garden with a manicured lawn, flanked by wonderfully mature borders filled with an abundance of shrubs and perennials including mature roses.

To the rear of the garden a wooden gate leads past four open storage sheds to the hard tennis court and the two paddocks, both of which adjoin the Badminton Estate.

There is ample parking alongside the rear garden, bordered by six stables, a tack room and two carports. A separate open garage is situated to the side of the house.

Location

Didmarton is an attractive Cotswold village which adjoins the Badminton estate. It has a fine medieval church, village hall, pub (The Kings Arms) and a petrol station with a shop. Nearby Tetbury has a good range of shops and services, and other local towns include Cirencester, Malmesbury and Nailsworth. The principal centres for the region include Bath, Bristol, Swindon, Cheltenham and Gloucester, all of which are within daily commuting distance. Direct rail services to London Paddington from either Kemble or Chippenham stations, taking from approximately 75 minutes. Bristol Parkway, for services to the Midlands, is about 16 miles. Junction 18 of the M4 is about 8 miles and Junction 13 of the M5 about 10 miles. An excellent choice of state, grammar and private schools are within daily driving distance.



Distances

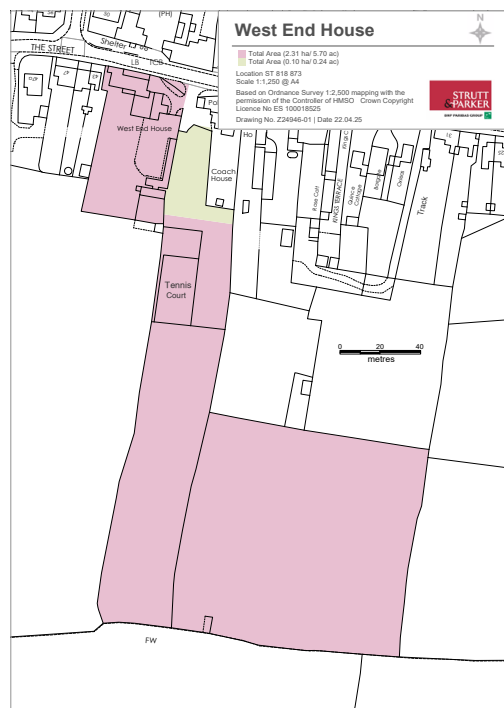
- Tetbury 6.5 miles
- Cirencester 18 miles
- Bath 18 miles
- Cheltenham 28 miles
- Nearby Stations
- Chippenham 14 miles
- Kemble 13 miles

Key Locations

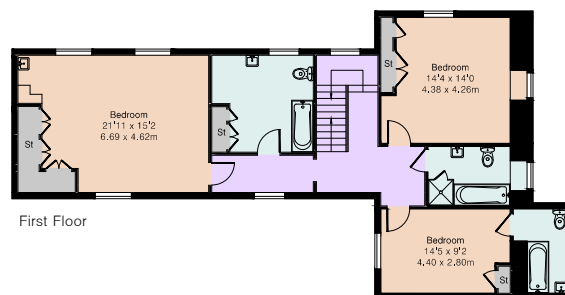
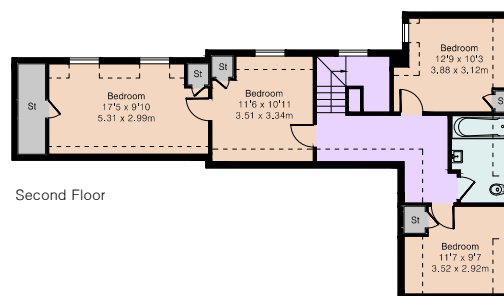
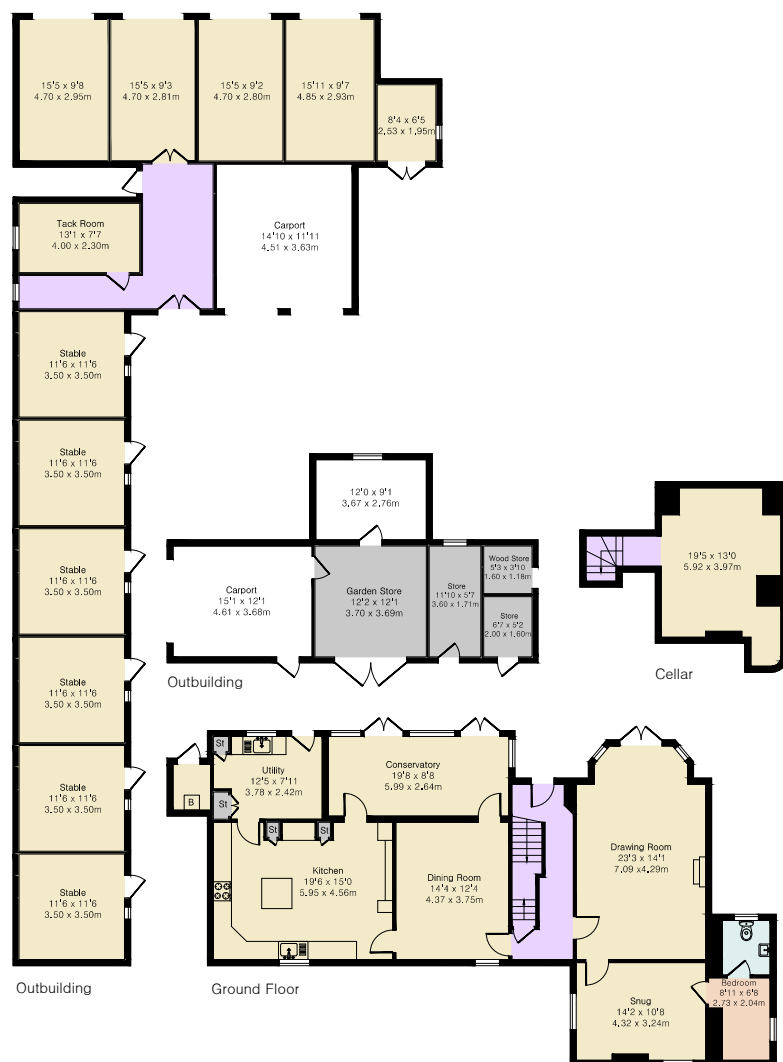
- Westonbirt Arboretum
- Badminton Horse Trials
- Tetbury

Nearby Schools

- Westonbirt
- Beaudesert Park (Minchinhampton)
- Leighterton Primary School
- Katherine Lady Berkeley's Secondary School
- Malmesbury Secondary School







Floorplans

Total internal area 5,548 sq ft (515 sq m)

(Excluding restricted head height)

Cellar internal area 254 sq ft (24 sq m)

Ground floor internal area 1,512 sq ft (140 sq m)

First floor internal area 1,117 sq ft (104 sq m)

Second floor internal area 636 sq ft (59 sq m)

Outbuilding internal area 2,029 sq ft (188 sq m)

For identification purposes only.

Directions

Postcode: GL9 1DT

What3Words ///outnumber.strength.numeral

General

Council Tax: Band G

Local Authority: Cotswold District Council.

Parking: Private parking.

EPC Rating: Band F

Services: Predominantly mains drainage (further information will be available), electricity and water. Oil-fired central heating.

Mobile and Broadband Checker: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Rights of Way: There is a public footpath across the far side of the eastern paddock.

Cirencester

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