



## Milliners House, 46 The Street, Didmarton, Badminton, GL9 1DS

**£1,500 pcm**

A charming and substantial Georgian family house situated in the centre of Didmarton village. Spread over three floors it offers two reception rooms, separate kitchen, three double and one single bedroom, two bathrooms and a large garden with private parking to the rear.

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## The Property

A charming Georgian family house conveniently situated in the heart of Didmarton village. The house has typical Georgian proportions and original features throughout the accommodation which is arranged over three floors. To the rear is a large enclosed garden and the house is approached over a long driveway leading its own parking for two or more cars. The front door opens into a spacious dining/family room leading to an adjoining living room with open fire place. To the rear is a large well fitted kitchen with separate utility room and cloakroom off. On the first floor is the master bedroom with ensuite bathroom, a second double bedroom and family bathroom. A stunning large attic room and fourth bedroom/study is situated on the second floor.

## Situation

Milliners House is located in Didmarton, 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 house is next door to the excellent Kings Arms pub/restaurant and a short walk from 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 the market town of Tetbury has more comprehensive facilities. Didmarton is very well placed for the A46, M4 (Junction 18), Bath and Bristol all of which are very commutable.

## Tenant Fees

£150 reference fee per Tenant (and Guarantor, if needed) including VAT

£180 including VAT towards initial legal cost at the beginning of the Tenancy

There will also be a £90 fee inc. VAT payable toward the cost of the Tenancy renewal should the term be extended.

## Directions

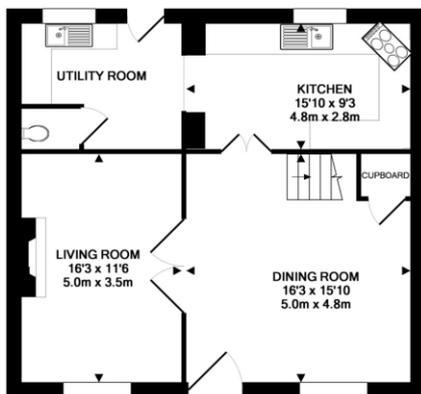
Travelling through Didmarton on the A433 towards Westonbirt and Tetbury, the house is situated on the left directly after The Kings Arms pub. The driveway is the next turning on the left after the house.

## Local Authority

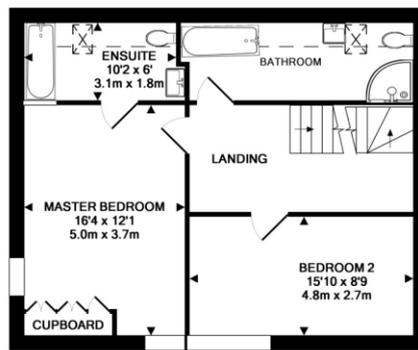
South Gloucestershire Council

## Council Tax

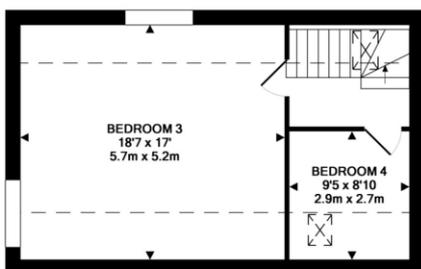
E £1,881



GROUND FLOOR  
APPROX. FLOOR  
AREA 690 SQ.FT.  
(64.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 611 SQ.FT.  
(56.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 466 SQ.FT.  
(43.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1768 SQ.FT. (164.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	42
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.