



DODINGTON, CHIPPING SODBURY, BS37
£5,500 per month*

Carter Jonas

HOME FARM, DODINGTON, CHIPPING SODBURY, BRISTOL,

- Living Room
- Dining Room
- Kitchen
- Study
- 4 bedrooms
- 4 bathrooms
- Garage

LOCATION

Home Farmhouse is a beautiful Listed Grade II Farmhouse situated in the village of Dodington, just on the southern boundary of the Cotswolds and 10 miles north of the City of Bath. It forms part of the Dodington Park Estate.

THE PROPERTY

The original part of the house dates from the early 1800's and has later additions. Set within its large level gardens and behind a gated entrance, there is parking for 3 or 4 cars in addition to a large garage. The newly decorated accommodation is arranged over 3 floors, is family friendly, benefits from hard flooring throughout, and consists of Entrance hallway, through to Sitting Room, Dining Room, Kitchen and study in addition to a cloakroom/utility room. The Sitting Room and Dining Room benefit from feature inglenook fireplaces (decorative only) and the kitchen has Aga, oven with hob and integrated dishwasher. There is space for a fridge/freezer and door onto garden. The Cloakroom offers space for washing machine and tumble dryer. Stairs rise to the first floor where there are three double bedrooms, all of which have wardrobes and three large bathrooms. Up again to the second floor where there is a large master bedroom (39 ft long) and bathroom. This really is the most wonderful country home situated in a pretty village giving great access to Bath to the south, Bristol to the west and Chippenham, Swindon and London to the east. Offered unfurnished and available now. Oil fired CH. Council Tax Band G. EPC One weeks' rent as a holding deposit = £1269.23 (deducted from first month's rent) Six weeks' deposit = £7615.38

A 4 bedroom, 4 bathroom detached former farmhouse in Dodington, just on the southern Cotswolds border and half a mile north of junction 18 of the M4 motorway.



OUTSIDE

The gardens that surround the house are large, level and enclosed, the main part of which is south facing. There is a large area of driveway for parking three/four vehicles in addition to a large garage.

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
--------	---

Viewing	Strictly by appointment
---------	-------------------------

Local Authority	- Council Tax Band G
-----------------	----------------------

Directions	
------------	--



Home Farm, Dodington, Chipping Sodbury, Bristol, BS37

Approximate Area = 4138 sq ft / 384.4 sq m (includes garage and excludes stores)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2023. Produced for Carter Jonas. REF: 1017438

T: 01225 747250

5-6 Wood Street, Bath, Somerset, BA1 2JQ

E: bath@carterjonas.co.uk

A member of



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.

*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.