



GAME KEEPERS COTTAGE, BATH ROAD, OLD SODBURY, BS37 6RW
£2,000 per month*

Carter Jonas

BATH ROAD, OLD SODBURY BS37 6RW

- Living Room
- Dining Room
- Kitchen
- 3 bedrooms
- bathroom
- garden
- additional enclosed lawned area
- driveway parking for 4 or 5 cars
- Shed/storage area
- Lovely views

THE PROPERTY

A recently renovated detached cottage some 12 miles to the north of Bath, 3 miles from Chipping Sodbury, 12 miles west of Chippenham and sitting just on the southern border of the Cotswolds in Old Sodbury. The property is approached via its driveway, which has parking for 4 or 5 vehicles and the front door leads into the kitchen which has appliances of oven with space for washing machine, dishwasher and fridge/freezer. A door leads through to the dining room with stairs off, and then on into the sitting room having wood burner. Stairs rise from the dining room to the first floor where there are 3 bedrooms and a bathroom with shower over bath. The property enjoys marvellous rural views across the surrounding fields from the living room and the bedrooms. Externally, there is an enclosed garden to the front with a larger area of enclosed grassy area which would be good for exercising dogs or keeping chickens. The driveway can accommodate parking for at least 4 vehicles.

Available for an initial 6 month tenancy.

EPC Rating E. Council Tax Band D (please see South Glos District Council website for current cost)

Mains electric, drainage and mains water.

Oil heating.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

A recently renovated 3 bedroom detached cottage north of Bath in Old Sodbury, 12 miles north of Bath and 3 miles east of Chipping Sodbury with garden, driveway parking and lovely rural views .



There is some building work currently being undertaken on a neighbouring site.

At a rent of £2,000 per calendar month: Holding deposit of 1 week's rent £461.53 (deducted from first month's rent) Security deposit of 5 weeks rent £2,307.69

OUTSIDE

Garden and further area of lawned enclosed area with driveway parking for 3 or 4 vehicles. Storage room/stone shed.

ADDITIONAL INFORMATION

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

Viewing Strictly by appointment

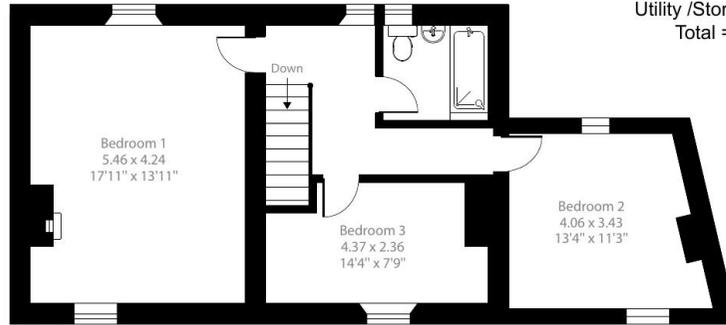
Local Authority - Council Tax Band D

Directions

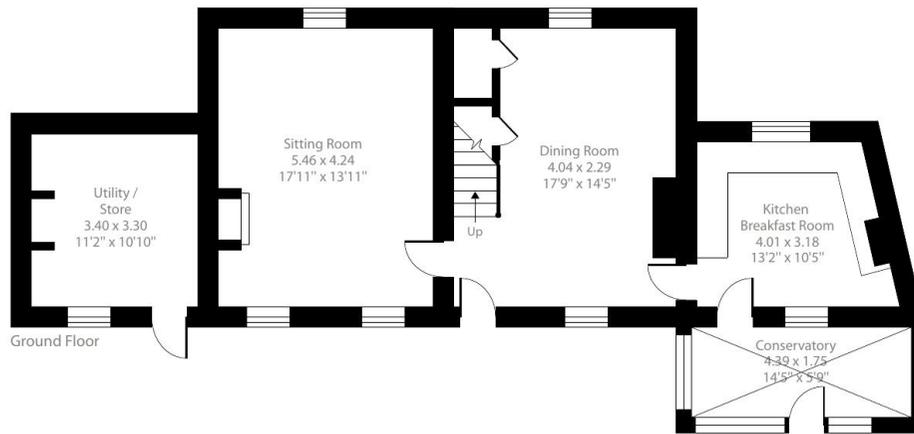


Game Keepers Cottage, Bath Road, Old Sodbury, Bristol, BS37

Approximate Area = 1469 sq ft / 136.5 sq m
 Utility /Store = 121 sq ft / 11.2 sq m
 Total = 1590 sq ft / 147.7 sq m
 For identification only - Not to scale



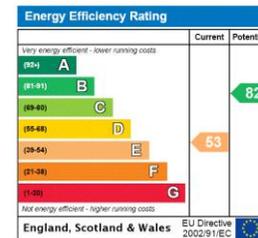
First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025. Produced for Carter Jonas. REF: 1233387



T: 01225 747250
 5-6 Wood Street, Bath, Somerset, BA1 2JQ
 E: bath@carterjonas.co.uk



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 or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot 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. 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.