



HOME FARM, DODINGTON, CHIPPING SODBURY, BS37 6SG
£3,750 per month*

Carter Jonas

SIX MONTH TENANCY ONLY - 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.

- Living Room
- Dining Room
- Kitchen
- Study
- 4 bedrooms
- 4 bathrooms
- Garage
- Driveway parking
- Gated access
- Large level gardens

THE PROPERTY

AVAILABLE FOR A 6 MONTH TENANCY ONLY - 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 original part of the house dates from the early 1800's and has later additions.

Set within it's 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.

The gardens that surround the house are large, level and enclosed. 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.



Available for a tenancy of 6 months.

EPC Exempt. Council Tax Band G (please see South Glos council website for current cost)

Mains electric, and water. Oil heating

Parking: Driveway parking for approx. 3 or 4 vehicles and a double garage.

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

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	- Council Tax Band G
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Directions	
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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). © nlcocom 2023. Produced for Carter Jonas. REF: 1017438

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