



**DODINGTON LANE, DODINGTON, BS37**  
£2,450 per month\*

**Carter Jonas**



# THE EMES, DODINGTON LANE, DODINGTON, CHIPPING SODBURY,

- Kitchen
- Sitting Room
- Dining Room/Bedroom
- Shower Room
- Bedroom 2
- Bedroom 3
- Bathroom

## LOCATION

Dodington is a village situated just 2 miles north of Junction 18 of the M4, therefore allowing easy access to Bristol and the South West and Chippenham, Swindon and London to the East. It is also the gateway to the Cotswolds.

## THE PROPERTY

We are pleased to be able to offer to the lettings market 4 properties that form part of the newly renovated Dodington Manor development. Situated on Dodington Lane and nestled within the most wonderful rural location, Dodington Manor has been the subject of complete renovation. Each property would offer a tenant unique and high specification rural living. The Emes is an attached period Grade II Listed house offering accommodation of Kitchen with oven and space for other appliances, wonderful 20' Sitting Room with feature double doors out onto courtyard, in addition to a 20' Dining Room or Bedroom with double doors out onto terrace and garden and cloakroom on the ground floor and two further bedrooms and a bathroom on the first floor. The properties are approached via a country lane into a gated driveway and are all set around a landscaped central courtyard. Each property has its own private garden, two parking spaces with electric car charger and wonderful rural views. The Emes' garden is situated on the western boundary of the development and enjoys access from the Dining Room. There is also additional parking for visitors. This development has been completed to the highest of standards and will offer quiet, quality village/rural living.

The heating is LPG tank gas.

A most wonderful and unique newly converted and renovated 2 or 3 bedroom house that forms part of the Grade II Listed Dodington Manor development.





Council Tax Band is awaiting confirmation and this property is exempt from EPC.

Offered unfurnished. Available from mid February 2023. Viewing highly recommended.

OUTSIDE

THE GARDEN AND COURTYARD WILL BE MAINTAINED BY THE LANDLORD. EXTERIOR IS JUST BEING COMPLETED, HENCE NO EXTERNAL PHOTOS CURRENTLY.

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 NA
Directions	



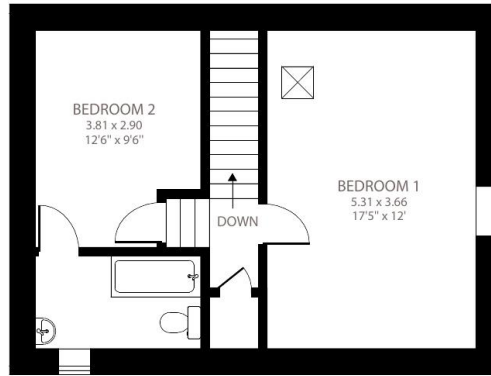
# Dodington Lane, Dodington, Chipping Sodbury, Bristol, BS37

Approximate Area = 1453 sq ft / 134.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2022. Produced for Carter Jonas. REF: 937199

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Offices throughout the UK



Classification L2 - Business Data



## IMPORTANT INFORMATION

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