



**DODINGTON LANE, DODINGTON, BS37**

£2,500 per month\*

**Carter Jonas**

# THE WYATT, DODINGTON LANE, DODINGTON, CHIPPING

COBBYRIDGE BRISTOL

## LOCATION

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 and is located 1 mile north of junction 18 of the M4 offering good access to Bath to the south, Bristol and the south west to the west, Swindon and London to the east and the Cotswolds to the north.

## THE PROPERTY

Offering the most wonderful attractive and high specification rural living, The Wyatt is an attached period Grade II Listed house offering accommodation of entrance hallway leading through to open-plan Kitchen/living room, magnificent space, with woodburner in the living room and oven and space for other appliances. There is also a shower room on the ground floor and a further room that could be used as an occasional bedroom 3. The terrace and garden are accessed from a door in the hallway. There are two double bedrooms with good ceiling heights on the first floor with a bathroom. This development has been completed to the highest of standards and will offer quiet, quality village/rural living set around a landscaped courtyard.

The heating is LPG tank gas.

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

A most wonderful and unique newly converted and renovated 2 bedroom house that forms part of the Grade II Listed Dodington Manor development with off street parking and marvellous garden.



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

## OUTSIDE

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, the garden at The Wyatt is extensive. There are two parking spaces with electric car charger and wonderful rural views. The Wyatt is situated on the left hand side of the Courtyard and the garden faces east. There is also additional parking for visitors. THE GARDEN WILL BE MAINTAINED BY THE LANDLORD.

---

## 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

---

Directions

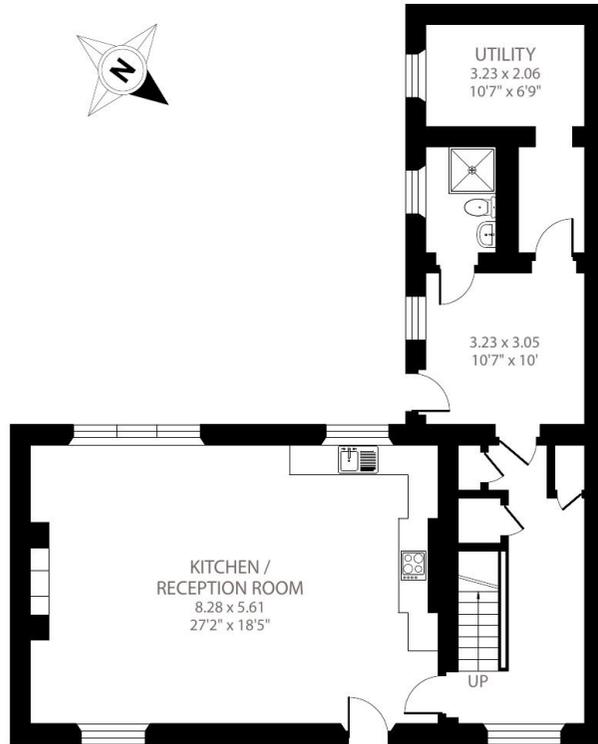
---



# Chipping Sodbury, Bristol, BS37

Approximate Area = 1654 sq ft / 153.7 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 2023. Produced for Carter Jonas. REF: 937200



T: 01225 747250

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

E: bath@carterjonas.co.uk

[carterjonas.co.uk](http://carterjonas.co.uk)

Offices throughout the UK



Classification L2 - Business Data

## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances 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. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Administration fees may apply depending on tenancy type. Please contact your local branch for this information.