



**DODINGTON LANE, DODINGTON, BS37**

£3,750 per month\*

**Carter Jonas**

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# **DODINGTON MANOR, DODINGTON LANE, DODINGTON, CHIPPING**

- Reception Hall
- Kitchen
- Dining Room
- Living Room
- Study/TV Room
- Utility Room
- 3 Bedrooms

## **LOCATION**

Dodington is situated 9 miles north of Bath City Centre and is 1 mile north of Junction 18 of the M4 motorway, giving access to Bristol and the West Country to the west, Chippenham, Swindon and London to the east and the Cotswolds to the north.

## **THE PROPERTY**

Dodington Manor has been subject to a complete renovation programme over the last 12 months and has been lovingly restored to the highest of specification and now fuses period detail with modern 21st century comforts. Approached from a country road through a gated entrance, Dodington Manor forms the main part of a courtyard comprising 5 properties in total. bathrooms.

A viewing is highly recommended.

Holding deposit of one week's rent (deducted from first month's rent) = £865.38

Five weeks' deposit = £4326.92

Six weeks' deposit = £5192.28 (NHA Tenancy)

## **OUTSIDE**

The large garden is to the side and rear of the property and will be maintained by the Dodington Park Estate. There are two parking spaces to the front of the property, having an electric car charger. This really is a most unusual property to have available on the

A wonderful opportunity to rent the main part of a Grade II Listed Georgian building in Dodington, nine miles north of Bath.



lettings market and offers splendour and grandeur in a beautiful setting and enjoys far reaching rural views.

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## **ADDITIONAL INFORMATION**

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

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Viewing Strictly by appointment

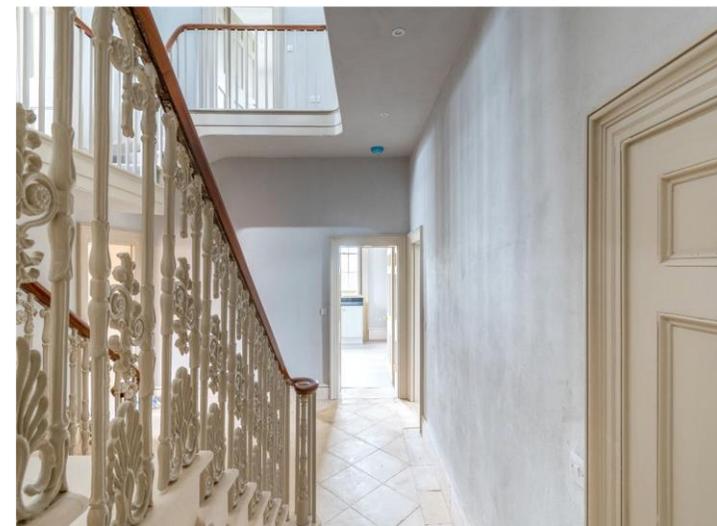
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Local Authority - Council Tax Band NA

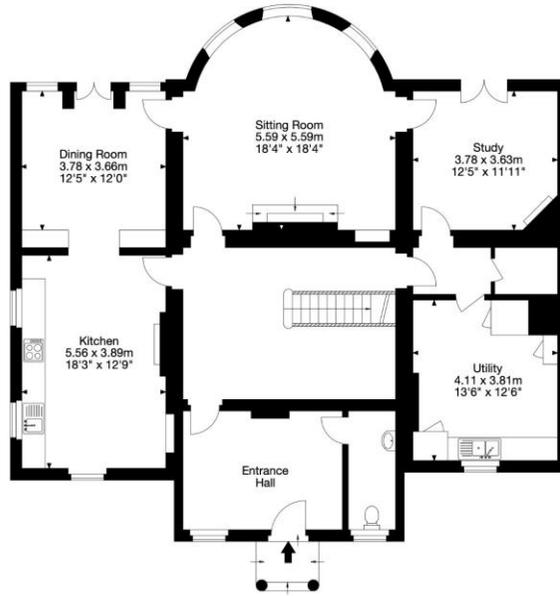
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Directions

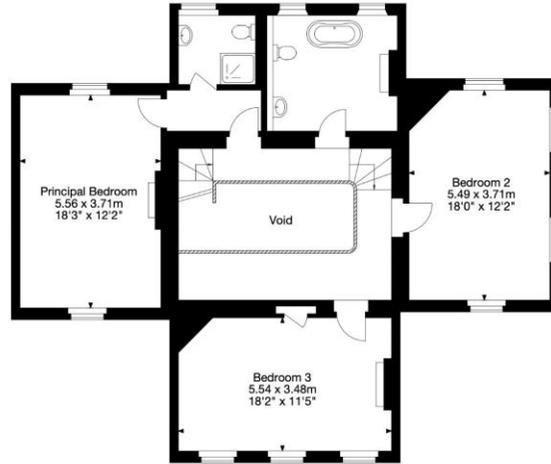
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Dodington Manor, Bristol BS37 6SB  
 Gross Internal Area (Approx.)  
 264 sq m / 2,846 sq ft



Ground Floor



First Floor

Capture Property Marketing 2022. Drawn to RICS guidelines. All Measurements are approximate and should not be relied on as a statement of fact. Plan is for illustration purposes only. Not drawn to scale.

**Capture.**

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 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.

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