



COUNTRY
PROPERTY



Swallow Barn

Dodington

£725,000



Swallow Barn, Dodington Lane

Dodington, BS37 6SB

Set in a wonderful location in the heart of the countryside, this beautiful semi detached barn conversion not only benefits from the views and the peacefulness of its setting but also from the additional 2 acres of land that's included. The barn itself sits in about a third of an acre of gardens which has a very leafy feel with plenty of space for those of you with green fingers to put their own mark on it.

The accommodation within includes an impressive open plan kitchen living room with lofty beamed ceilings and has a lovely light-and-airy feel as you step through the stable door. The inner hallway gives access to the master bedroom with ensuite shower room, second double bedroom and a bathroom. Both bedrooms have French doors that lead to the side walled garden. The property is being offered for sale with no onward chain and is ready to move into with little or no work required.

- Semi Detached Barn Conversion
- Spacious Open Plan Living
- 2 Bedrooms & 2 Bathrooms
- In About 3rd Acre Gardens
- About 2 Acres Of Land
- Countryside Views
- No Onward Chain
- Energy Efficiency Rating C





Sketch plan for illustration purposes only

Dodington

Dodington is a small hamlet of established cottages and houses in a rural area just off the A46 near junction 18 on the M4 Tormarton. It is extremely well placed for commuting throughout the country. There are pubs with restaurants in the nearby villages of Codrington and Acton Turville plus the market town of Chipping Sodbury is about 2.5 miles distant and offers a full range of shopping, educational, sports and other facilities in conjunction with nearby Yate.


Charming barn conversion in countryside, 2 acres of land. Open plan kitchen/living, beamed ceilings. Master bedroom ensuite, 2nd bedroom, family bathroom. Walled garden. No onward chain, ready to move in.

Council Tax band: A

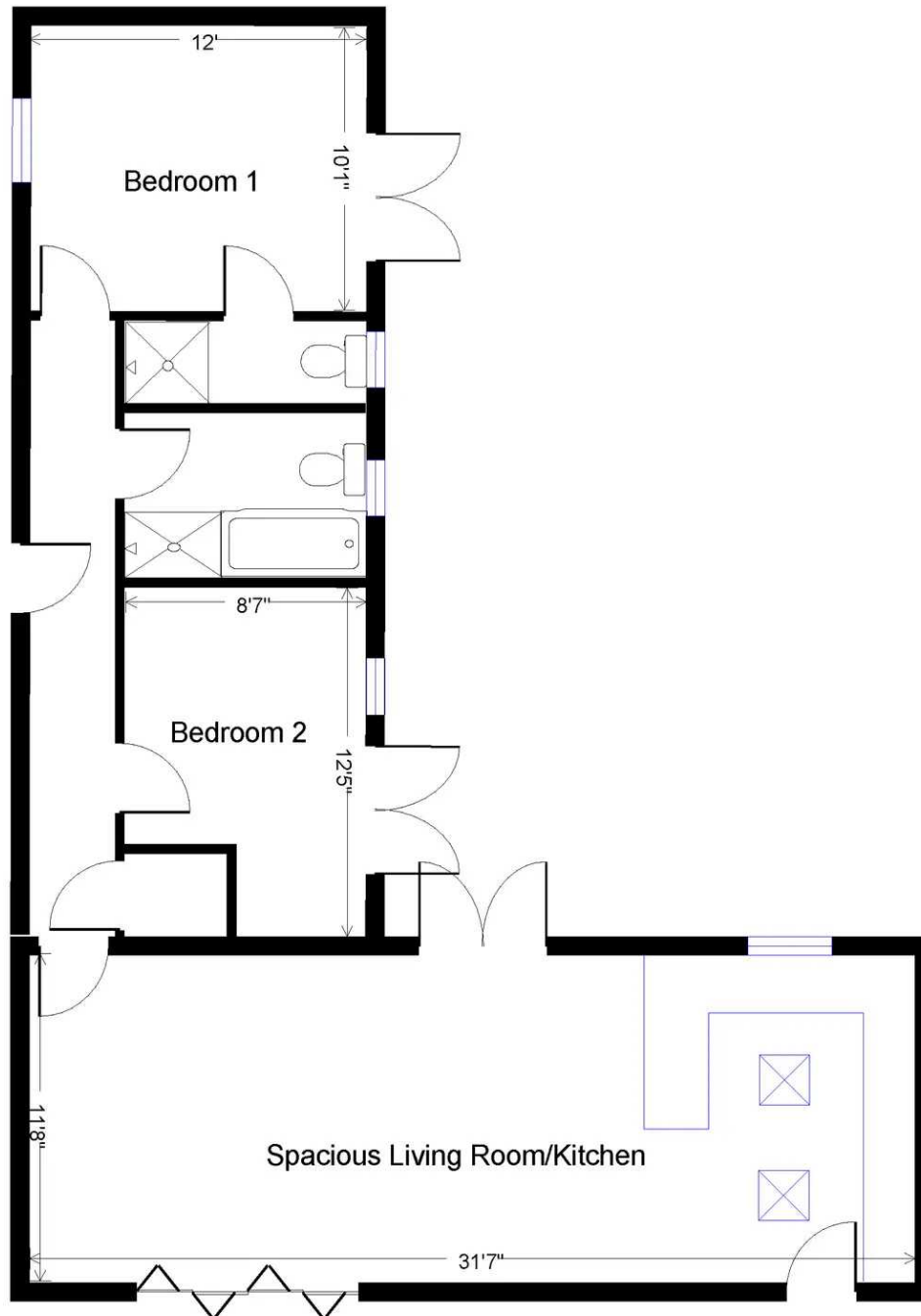
Tenure: Freehold

EPC Energy Efficiency Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	





SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

c 2014 KJP Marketing 01633 251242

You do not include any measurements, floorplans or distances. All measurements are approximate and for illustrative purposes only.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

No person in the employment of Country Property has authority to make any representation or warranty whatsoever, in relation to this property. We retain the copyright to all promotional material used to market this property.



COUNTRY
PROPERTY

The Grange, 73 Broad Street, Chipping Sodbury
South Gloucestershire, BS37 6AD

01454 321339

www.countryproperty.co.uk
enquiries@countryproperty.co.uk