



BATH LODGE, DODINGTON ASH, CHIPPING SODBURY, BS37 6RU
£1,300 per month*

Carter Jonas

Exquisite Grade 1* Listed 2 bedroom Georgian Lodge just north of Junction 18 of the M4 motorway.

- Kitchen
- Dining Room
- Living Room
- 2 Bedrooms
- Bathroom
- Garden
- Driveway Parking

THE PROPERTY

Exquisite Grade 1* Listed Georgian Lodge half a mile north of junction 18 of the M4 motorway. This unique building offers accommodation of kitchen, breakfast room with woodburner, sitting room with woodburner, 2 bedrooms and bathroom with separate shower and cloakroom. Garden, parking for 3 cars and beautiful views across the Dodington Park Estate. Rarely available on the lettings market. Offered unfurnished and available now.

Available for an initial 12 month tenancy.

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

Mains electric, gas central heating and mains water.

Parking: Driveway parking for 2 or 3 vehicles to the front of the property.

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

At a rent of £1300 per calendar month: Holding deposit of 1 week's rent £300 (deducted from first month's rent) Security deposit of 5 weeks rent £1,500



OUTSIDE

The garden is to the front of the property – please note that the grounds to the rear of the property are not available for use with this property.

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 A
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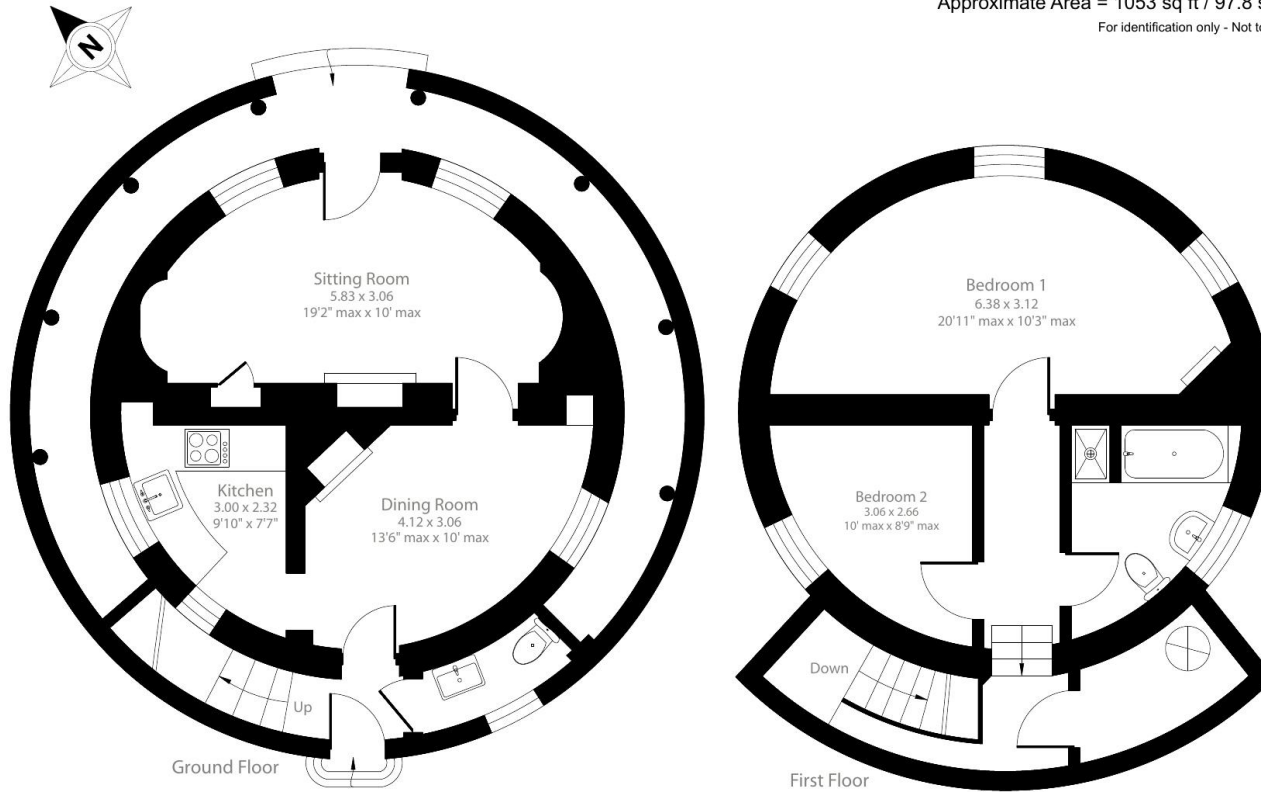
Directions	
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Dodington Ash, Bristol, BS37

Approximate Area = 1053 sq ft / 97.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Carter Jonas. REF: 1263222



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Classification L2 - Business Data

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