



## Swallow Barn

Dodington

£750,000



# 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. Planning permission has been granted for a single storey extension Ref P25/01312/HH.

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





## 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

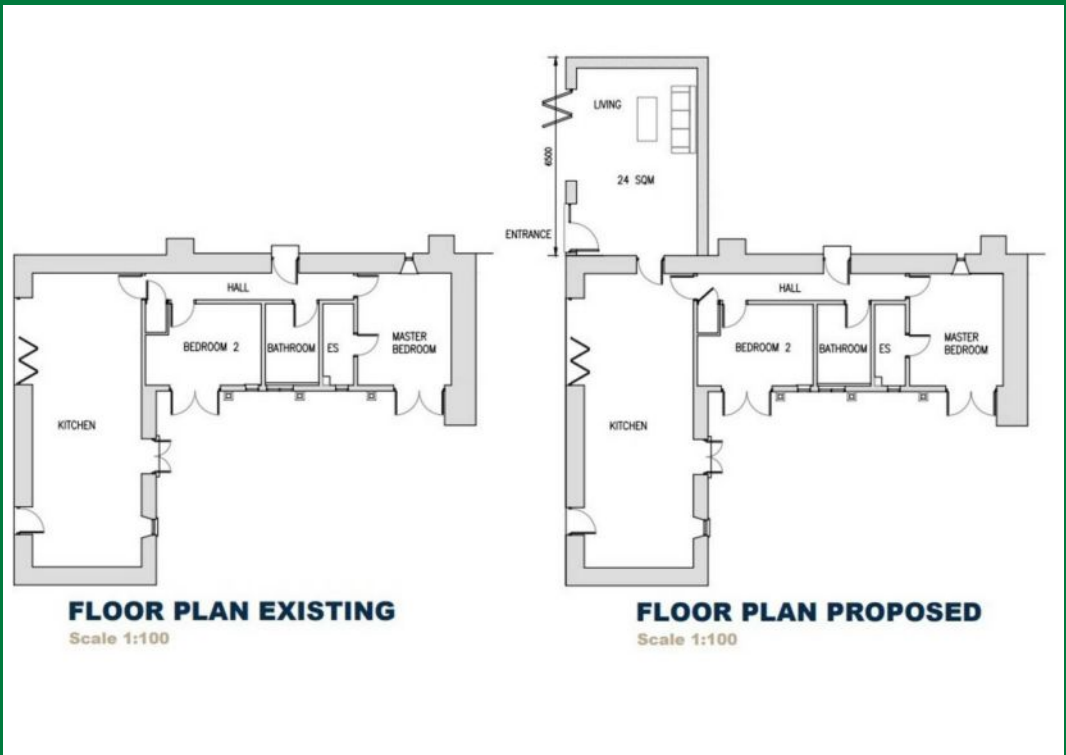
Tenure: Freehold

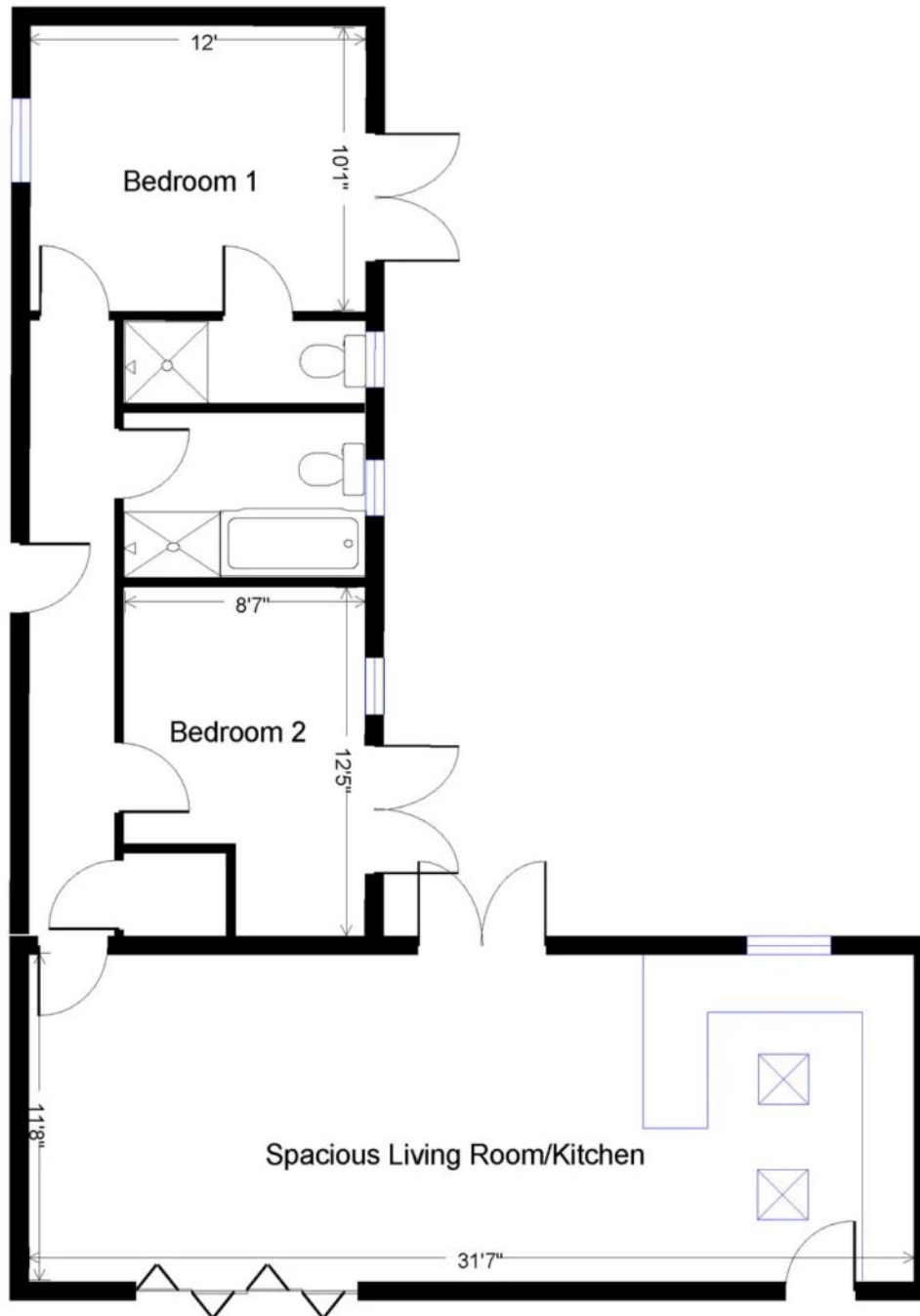
EPC Energy Efficiency Rating: C



### Energy Efficiency Rating

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





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