

Dragon's Lair

Shepherds Close, Dodington, South Gloucestershire




A stunning contemporary house in two acres of walled garden with spectacular unspoilt 180 degree views over countryside, situated in a private setting.

Chipping Sodbury 3.8 miles, Bristol 14.7 miles, M4(J18) 1 mile, Bath 12 miles, Bristol Airport 22.9 miles
Bristol Parkway 12 miles, Cribbs Causeway Shopping Centre 16.8 miles
(Distances and times approximate).


5


4


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Summary of accommodation

The House

Ground Floor: Entrance hall | 37’ open plan breakfast kitchen/sitting/dining room
Principal bedroom with en suite dressing room and bath/shower room | 2 further bedroom suites
Lower Ground Floor: Hall | Cinema room with bar | Study | 2 bedrooms | Bathroom

Outside


Gated entrance | Terrace | Substantial paved areas | Decking | Purpose built entertaining area with built in barbecue
Large pond | Extensive lawns | Outbuildings | Generous parking





Situation

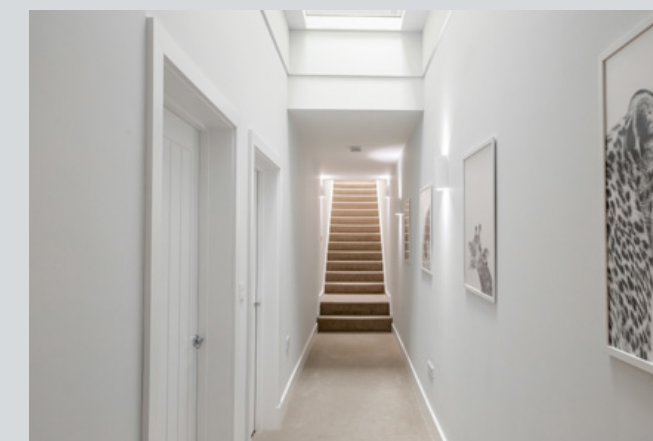
(Distances and times are approximate)

Dodington is a pretty hamlet on the Cotswold Hill Escarpment. Dragon’s Lair is accessed off a no through lane and is situated in a wonderful peaceful and very private setting commanding west facing unspoilt views over the surrounding countryside.

 The market town of Chipping Sodbury about 3.8 miles, offers a wide variety of shops, cafes, restaurants, supermarkets including a Waitrose and health practices.

 There are a number of primary schools in the area. Secondary schooling is available at The Castle School at Thornbury and at Yate Academy at Yate. There is an excellent choice of private schools at Bath and Bristol, Westonbirt near Tetbury and Beaudesert Park at Minchinhampton.

 There is walking and riding over the extensive network of footpaths and bridleways throughout the local countryside, and the beautiful Cotswold Way which runs close by.



The Property

Dragon's Lair is an exceptional contemporary house where its imaginative use of floor to ceiling bi-fold windows along the entire front elevation has been designed to capture the 180 degree stunning and unspoilt view over its walled garden.

The present owners purchased the site in 2018, with planning permission, commenced building in 2020 and completed the site in 2021.

There are wood floors, high specification finishings, automatic lighting including illuminated skirting board lighting on the staircase. The 37' superb open plan bespoke breakfast kitchen/dining/sitting area has a range of integrated appliances and a central island to seat six. A log burning stove separates the kitchen area from the sitting area. The principal bedroom suite has an excellent dressing room fitted with a built in range of units. There are two further bedroom suites and in the inner hall, a glazed floor panel shows a view of the lower ground floor hall.

The lower ground floor has a cinema room with bar, two further bedrooms, a bathroom and a study.



Outside

The property is approached through a solid timber electrically operated gate on brick piers and opens to a gravel driveway providing generous parking, where there is a lavender border. The grounds are walled, enclosed by brick walls on all sides. The views are spectacular and the setting very quiet. The garden is principally laid to a large expanse of lawn and is interspersed with specimen trees. There is a large pond with a Willow tree. Immediately outside the front elevation, spanning its width, is a deep paved terrace, which leads up to a decked area, with a large raised border planted with flowering plants and shrubs. From the terrace, steps lead down to an extensive and especially designed illuminated entertaining area, with brick built barbecue. Outbuildings include a former carport off which is a store room and a stone built shelter/store. In all the property extends to about 2 acres.

Property Information

Directions (BS37 6SE): Turn off the A46 onto the B4465 in front of the gates of Dodington Park. Almost immediately take the first right. Continue for about one mile. When descending the lane, take the first left onto Shepherds Close. The entrance to Dragon's Lair is seen as the first entrance on the right-hand side.

Tenure: Freehold

Services: Main water and electricity. Private drainage. central heating. Double glazed windows

Local Authority: South Gloucestershire Council

Council Tax: Band G

EPC: C

Guide Price: £1,650,000

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

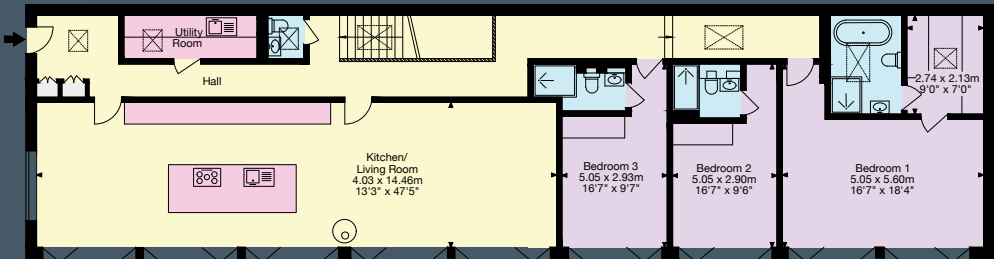
Main House = 259 sq.m / 2,787 sq.ft

Outbuildings = 86 sq.m/ 925 sq.ft

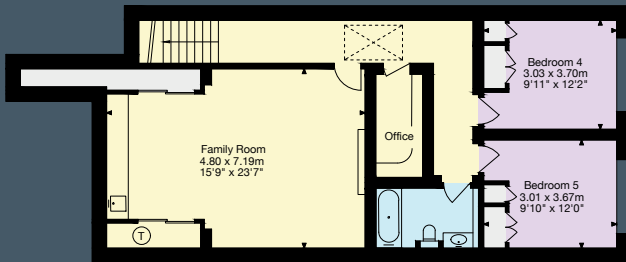
Total Area = 345 sq.m / 3,712 sq.ft



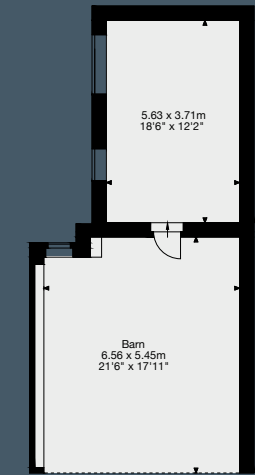
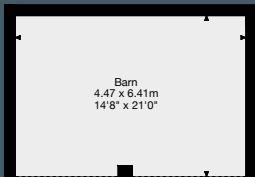
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



Lower Ground Floor



Outbuildings

Bristol

1 The Mall

Clifton

BS8 4DP

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2025. Photographs and videos dated June 2025.

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