



COUNTRY
PROPERTY



Swallow Barn

Dodington

Guide Price **£650,000**



Swallow Barn, Dodington Lane

Dodington, BS37 6SB

Set in the heart of the countryside, this beautiful semi-detached barn conversion enjoys wonderful rural views. The Barn itself sits in about a third of an acre of leafy gardens which has a very peaceful feeling, with plenty of space for those with green fingers to make it their own. Additional 2 acres of land available by separate negotiation.

The accommodation within includes an impressive open-plan kitchen living room with lofty beamed ceilings, which 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 to provide an additional third bedroom or reception room.

- 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





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.

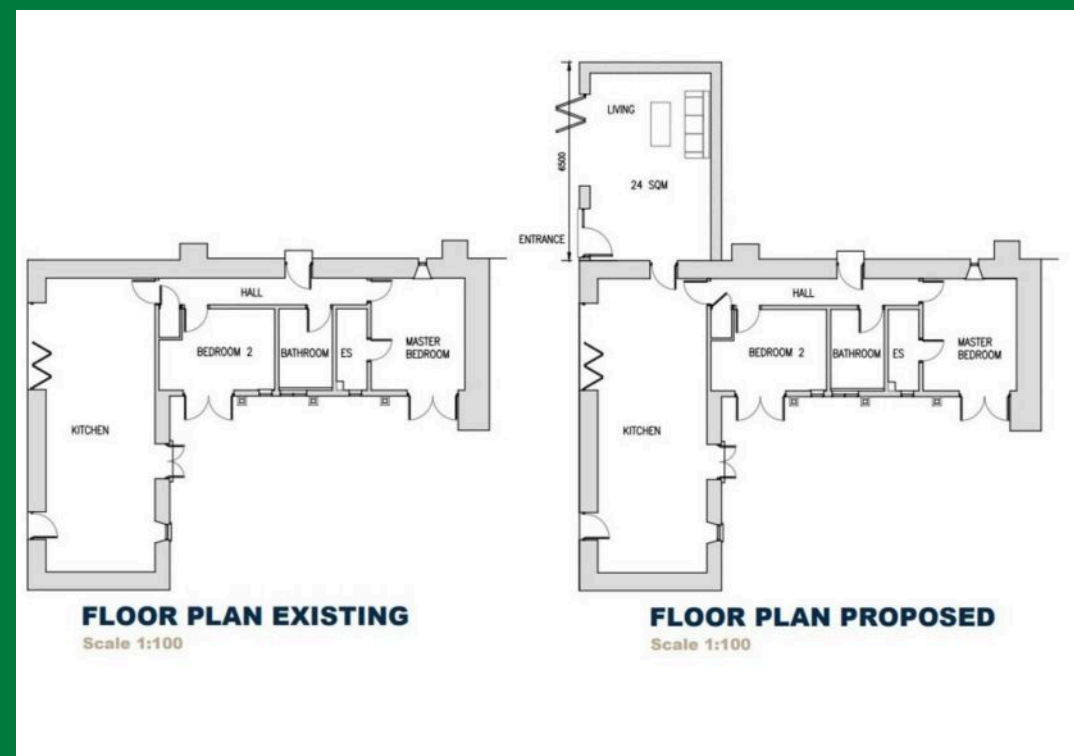
Council Tax band: A

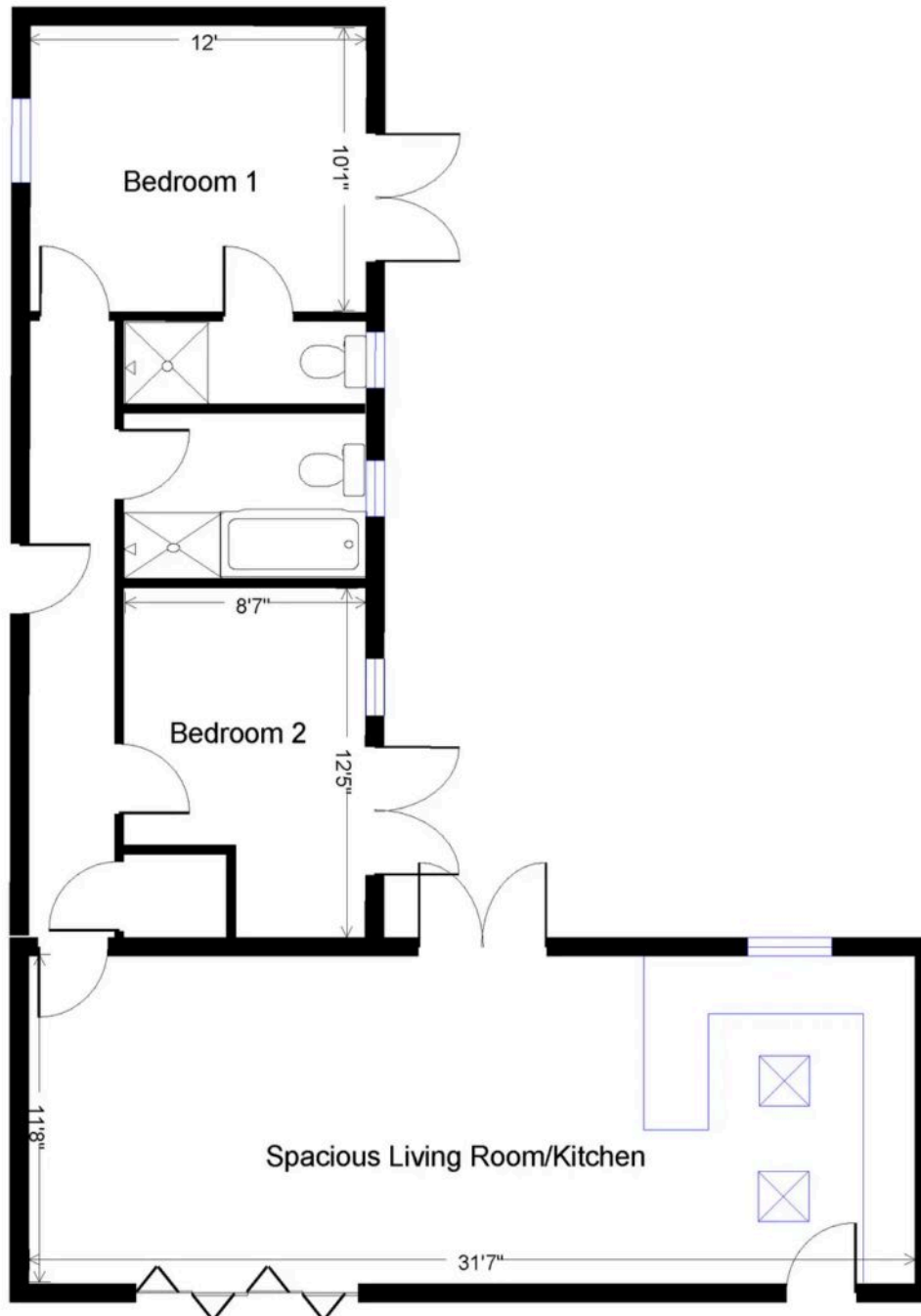
Tenure: Freehold

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

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You can include any text in the offer or contract to clarify or modify any statements made in this brochure.

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