



DODINGTON ASH, CHIPPING SODBURY, BRISTOL

£675,000 Freehold

Situated in the idyllic hamlet of Dodington Ash this perfectly located, three bedroom period home is a must see in a rural setting.

Accentuated with rustic chic decor and an expansive, boundless garden this quaint cottage is timeless and surrounded by heaps of nature's natural beauty.

- Semi-Detached Period Cottage
- Three bedrooms
- Countryside Views and Country Woodland Walks Close by
- Idyllic Location
- Stunning Views
- Close Links to M4 and Bristol

An outstanding countryside outlook with woodland walks on the doorstep and vast sweeping fields engulf this pretty cottage in character. Built in circa 1860 as part of a cluster of worker cottages of the era, this Victorian home is rich with period features and charm that has been tastefully improved to a high specification. With its internal design befitting of its age, this beautiful home is enviable to most.

Internally on the ground level there is a stylish yet in-keeping kitchen/diner fitted with painted solid oak doors, integral appliances and stylish ceramic sink. This kitchen offers plenty of dining space along with a sunny dual aspect.

Moving into the lounge you'll find a characterful living room, an open fireplace complete with wood burning stove and beautifully designed window seat. The oak flooring installed by the current owners adds a warm and cosy feeling to the ground floor. Access through to the porch and to the light and spacious garden room. The porch benefits from Victorian mosaic tiles and a vaulted ceiling. The Garden Room has been a desirable addition by the current owners, with an unencumbered view of the rolling landscape and an all-seeing aspect of the established garden. A log burner ensures its all-year-round usage.

The ground level of this cottage is complimented by built in storage, a front entrance porch and downstairs bathroom with a three-piece suite, including a waterfall shower and integral storage units.

Upstairs, there are three bedrooms with tasteful, elegant decor, period style beams and rustic country window sills which compliment the theme throughout.

The top floor is further benefited by some integral wardrobe space and a useful upstairs restroom.

The outside space encompasses you and wraps around the entirety of the cottage providing some of a southerly aspect with beautiful planting, established trees and borders and an established composting area.

The property also benefits from a free-standing wooden outbuilding comprising workshop, garden store and utility/storage section and is further blessed with off street, gated, private parking and a picturesque view of the surrounding countryside.

Council Tax Band: Band D

Tenure: Freehold

Entrance Porch

A useful entrance porch, with handy hanging space and entry into the lounge area.

Lounge

A tastefully designed and decorated room, with understairs storage, wood burning stove, cosy country window seat and access to the hallway and conservatory.

Garden Room

A newly added addition by the current owners with an all-round view of the garden, and area of natural beauty beyond. Complete with wood burning stove and access to outside.

Bathroom

A stylish and contemporary bathroom with P shaped bath, waterfall shower and under sink vanity storage.

Hall

Built in cupboard space with stairs rising to the upper level and entry to the lounge and downstairs bathroom.

Kitchen/diner

A chic kitchen with a dual aspect, country style units and ample work surfaces, integral appliances, ample space for dining, and back door entry and access to the lounge.

Bedroom 1

A beautiful, light double room with a dual aspect, and elevated views.

Bedroom 2

A sizeable double room with views over the garden to the rear of the property.

Restroom

A convenient upstairs restroom complete with a two piece contemporary suite.

Bedroom 3

Single bedroom/Study with some integral wardrobe space and views overlooking the well tended garden.

Garden Store/Workshop

A substantial garden workshop with electric and power.

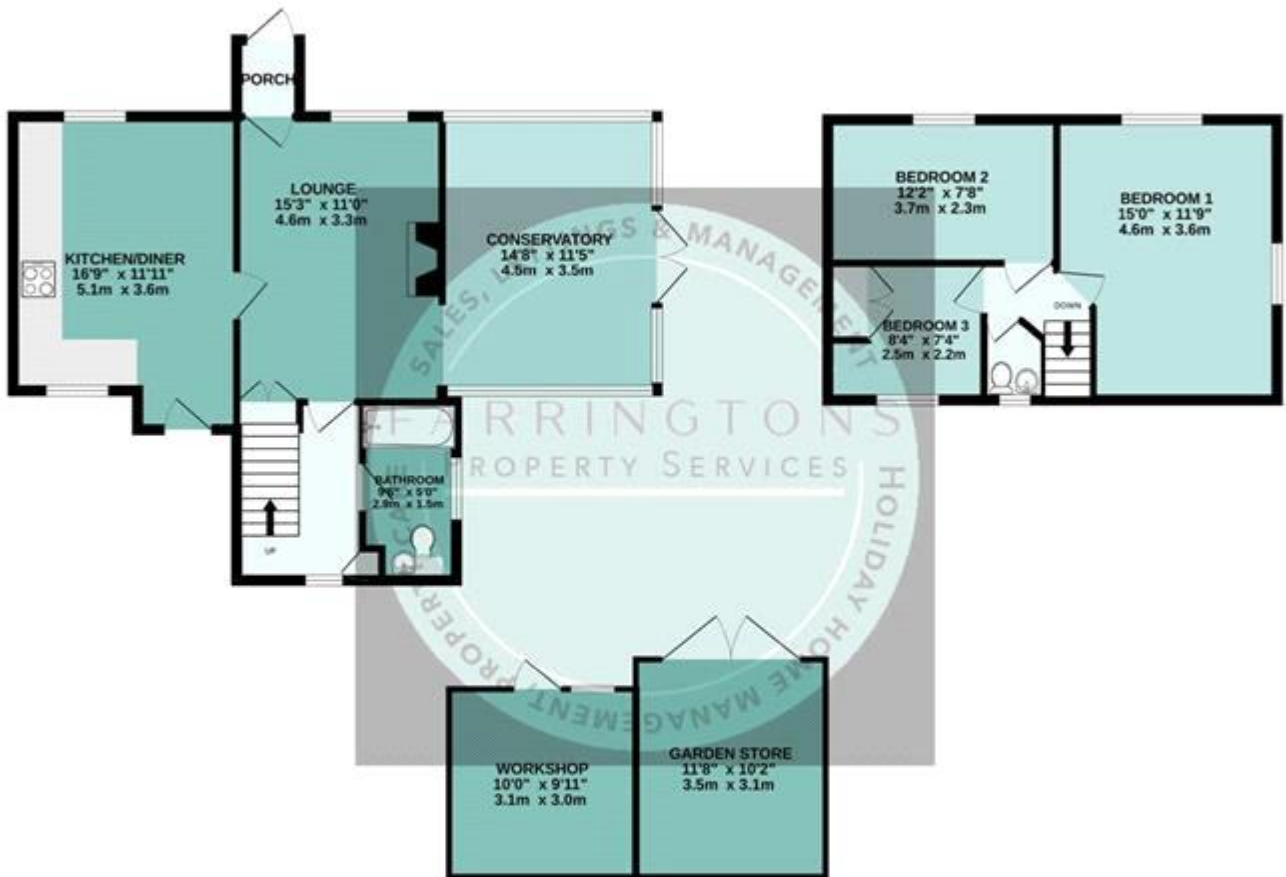


DODINGTON ASH, CHIPPING SODBURY, BRISTOL

£675,000 Freehold


GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.

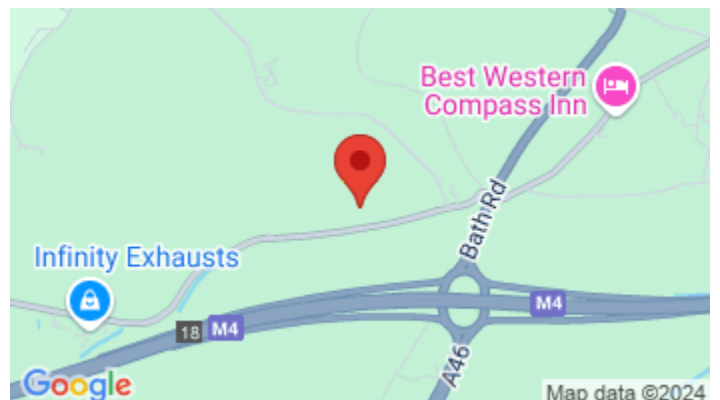


TOTAL FLOOR AREA: 1216 sq.ft. (113.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.