



THRESHER BARN

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Dodington Lane • Dodington • BS37 6SB

An exceptional barn conversion in an idyllic rural setting

Reception Hall • Kitchen/Dining/Family Room • Drawing Room • Utility Room • Cloakroom • Master Bedroom with en suite Bathroom
Guest Bedroom with en suite Shower Room • 2 further Bedrooms • Shower Room

Double Garage • Outbuildings • Gardens and Parking

EPC Rating - TBC



Savills Bath
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DESCRIPTION

Thresher Barn is an exceptional barn conversion situated in an idyllic rural setting. Constructed of Cotswold stone elevations under a clay tiled roof, this magnificent family home has been the subject of a meticulous refurbishment and restoration. Thresher Barn is presented in an immaculate decorative order and traditional architectural features sit well alongside contemporary fixtures and fittings. The property is characterised by exposed wooden beams and some brickwork, wooden floors and contemporary lighting while an abundance of natural light streams in through the large windows and glass doors.

Upon entering there is an impressive double height reception hall that opens into the kitchen/dining/living room area. With glazed elevations to front and side, this is a superb space, ideal for family living and entertaining. The beautifully appointed kitchen is open plan and features flagstones, a range of stylish units and curved breakfast bar. The dining area has a large fireplace with a wood burning stove and leads through to the drawing room, which is of exceptional proportions. There is a central stone fireplace and double doors lead onto the large sun terrace to the front of the house. A cloakroom and utility room complete the ground floor accommodation, from which a floating stone staircase leads upstairs. Upstairs is a luxurious master suite that enjoys stunning views through the glazed elevation over the garden to the countryside beyond. Equipped with a contemporary en suite wet room with an elegant free standing bath. The three further bedrooms each have mezzanine levels (one bedroom also has en suite facilities) and there is a family shower room.





OUTSIDE

The property is approached along a road flanked by fields, via electric gates and down a long tree-lined gravelled drive. There is a double garage along with extensive driveway parking to the front, along with the garden which is laid mainly to lawn. A large terrace provides an ideal space for al fresco dining and somewhere to sit and enjoy the surroundings. To the rear are outside store rooms along with a courtyard.

LOCATION

Thresher Barn is situated in a rural position outside the village of Dodington. Located in a peaceful rural setting, Dodington is mentioned in the Domesday Book and numerous Roman remains have been found in the parish. The nearest amenities including schools, shops and leisure facilities are located in nearby Chipping Sodbury (approx 2 miles) and Yate (3 miles)

and the Cotswold towns of Badminton and Tetbury are also nearby. Access to M4 Junction 18 is within 2.5 miles, with the Georgian city of Bath approximately 12.6 miles away and Bristol 15.6 miles away.

DIRECTIONS

The property is located off Dodington Lane. Look for Branchley Farm along Dodington Lane, and opposite the turning to Branchley Farm is an unmarked road that appears to be a private drive: Thresher Barn is along this road with a wooden gate leading to the driveway and the house.

GENERAL REMARKS AND STIPULATIONS

Tenure
Freehold.

Local Authority

South Gloucestershire Council: Tel: 01454 868009
www.southglos.gov.uk.

Services

Mains electricity, water, private drainage, oil fired central heating and LPG for hob.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Viewing

Strictly by appointment with Savills.



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3003sq ft - 279 sq m

Out Buildings

493 sq ft - 46 sq m (Including Garage)





Important Notice

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