



**GAME KEEPERS COTTAGE, BATH ROAD, OLD SODBURY, BS37 6RW**  
£1,900 per month\*

**Carter Jonas**



## BATH ROAD, OLD SODBURY BS37 6RW

- Living Room
- Dining Room
- Kitchen
- 3 bedrooms
- bathroom
- garden
- additional enclosed lawned area
- driveway parking for 4 or 5 cars
- Shed/storage area
- Lovely views

### THE PROPERTY

A recently renovated detached cottage some 12 miles to the north of Bath, 3 miles from Chipping Sodbury, 12 miles west of Chippenham and sitting just on the southern border of the Cotswolds in Old Sodbury. The property is approached via its driveway, which has parking for 4 or 5 vehicles and the front door leads into the kitchen which has appliances of oven with space for washing machine, dishwasher and fridge/freezer. A door leads through to the dining room with stairs off, and then on into the sitting room having wood burner. Stairs rise from the dining room to the first floor where there are 3 bedrooms and a bathroom with shower over bath. The property enjoys marvellous rural views across the surrounding fields from the living room and the bedrooms. Externally, there is an enclosed garden to the front with a larger area of enclosed grassy area which would be good for exercising dogs or keeping chickens. The driveway can accommodate parking for at least 4 vehicles.

Available for an initial 6 month tenancy.

EPC Rating E. Council Tax Band D (please see South Glos District Council website for current cost)

Mains electric, drainage and mains water.

Oil heating.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

A recently renovated 3 bedroom detached cottage north of Bath in Old Sodbury, 12 miles north of Bath and 3 miles east of Chipping Sodbury with garden, driveway parking and lovely rural views .



There is some building work currently being undertaken on a neighbouring site.

At a rent of £1,900 per calendar month: Holding deposit of 1 week's rent £438.46 (deducted from first month's rent) Security deposit of 5 weeks rent £2,192.30

**OUTSIDE**

**Garden and further area of lawned enclosed area with driveway parking for 3 or 4 vehicles. Storage room/stone shed.**

**ADDITIONAL INFORMATION**

|                 |   |
|-----------------|---|
| Offers          | Available for a minimum term of 12 months longer terms will be considered |
| Viewing         | Strictly by appointment   |
| Local Authority | - Council Tax Band D  |





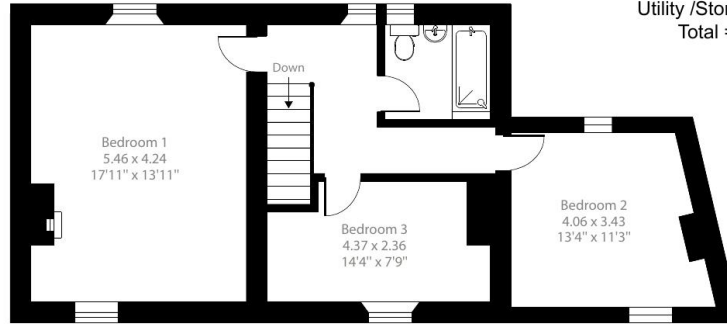
## Game Keepers Cottage, Bath Road, Old Sodbury, Bristol, BS37

Approximate Area = 1469 sq ft / 136.5 sq m

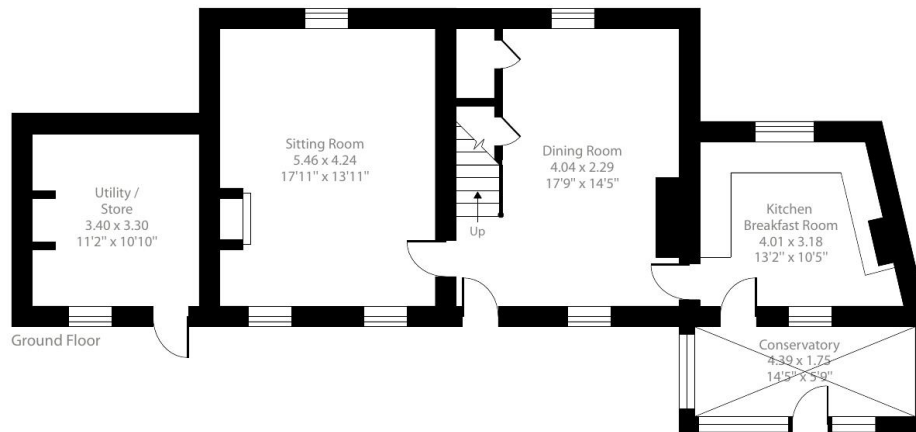
Utility /Store = 121 sq ft / 11.2 sq m

Total = 1590 sq ft / 147.7 sq m

For identification only - Not to scale

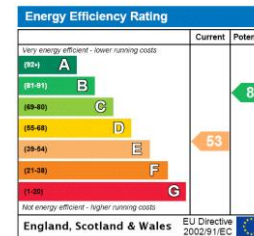


First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Carter Jonas. REF: 1233387



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Classification L2 - Business Data

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