

The Paddock, Dodington Lane, Chipping Sodbury



An extremely well-presented, architect-designed detached house, set in a tucked away location

Summary of accommodation

Ground Floor Open plan kitchen/dining/sitting room | Garden room | Utility room
Cloakroom

First Floor Principal bedroom with en suite bath/shower room and dressing room/
bedroom 4 | 2 further bedrooms | Further bath/shower room

Detached double garage | Parking | Garden

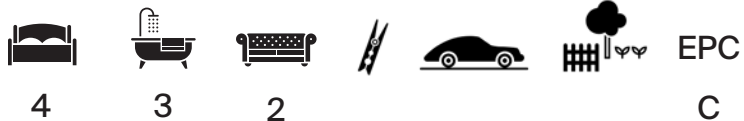
Distances

Bristol 15 miles, Bristol Parkway Rail Station 12 miles, Bristol Airport 23 miles

Cribbs Causeway Regional Shopping Centre 14 miles, M4 (J19) 3 miles,

Bath 13 miles

(All distances and times are approximate).





The property

The Paddock is a converted barn which forms one of a small number of converted outbuildings formerly belonging to Lyde Farm, once a working farm. It is situated in a lovely rural and tucked away setting surrounded by unspoilt countryside and is approached over a long access with farmland on either side, off Dodington Lane.

The property was designed and completed by the present owners in 2020 and it is essentially a new building. The interior is striking with much emphasis given to open plan living on the ground floor. A large amount of window space allows the surrounding views to be enjoyed from the house. The impressive entrance has a central oak staircase with glazed balustrade which rises to a gallery landing with a full height window looking out over the nearby golf course and countryside. There are also bi-fold doors that open to the garden from the rear of the hall.

The breakfast kitchen is well equipped and has an island unit. There are quartz working services and integrated appliances include two ovens, induction hob with extraction unit and dishwasher. A wide square archway from the hall area leads to a sitting/dining room and a second archway opens to a garden room with bi-fold doors. There is a utility room with separate cloakroom off the rear hall.

The bedroom accommodation is arranged around the central gallery landing and the bath/shower rooms are beautifully fitted. The principal bedroom has an en suite bath/shower room and dressing room. The dressing room is also accessible from the landing and can easily be converted into bedroom 4. There are two further bedrooms and an excellent family bath/shower room.







Outside

The Paddock is approached over a gravel drive providing parking for several cars and leads to a detached double garage with an electrically operated roller door.

The garden surrounds the house on three sides and are low maintenance. There is a level lawn and borders planted with young shrubs and the boundaries are mainly post and rail. The rear garden is laid principally to an expanse of level lawn. There is a large paved area immediately outside the rear hall accessed by bi-folding doors, ideal for entertaining and has a lovely wide-open view to open countryside and to the nearby golf course.

Property information

Services Main water and electricity. Oil fire central heating. Private drainage. Fibre optic broadband by BT. Double glazed windows. Architect's certificate Under floor heating to the ground floor.

Viewings

Strictly by appointment through Knight Frank 0117 317 1999.

Directions (Postcode BS37 6SB)

When in Dodington Lane, from the Chipping Sodbury direction, turn right onto a private access after about one mile, signed Lyde Farm. Drive down this long approach and at the bottom, take the left-hand branch off. The entrance drive to The Paddock is seen on the right-hand side.





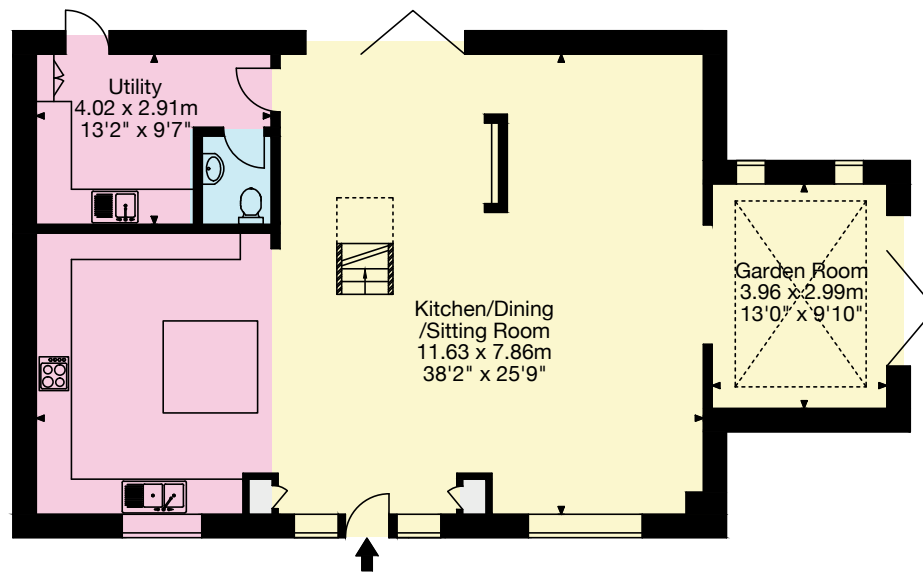
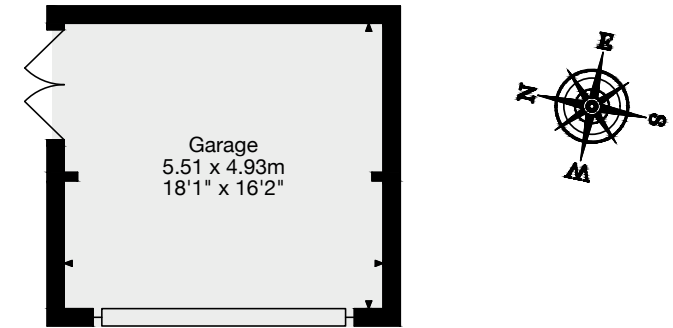
Approximate Gross Internal Floor Area

Main House = 193 sq m / 2,077 sq ft

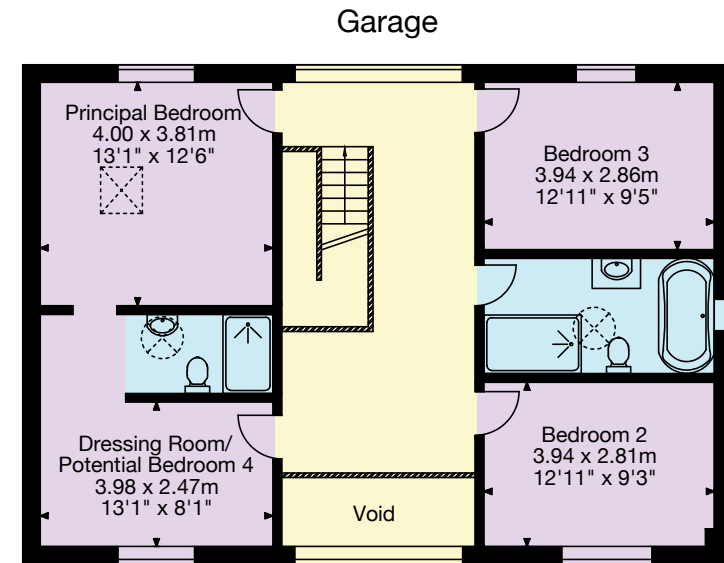
Garage = 27 sq m / 290 sq ft

Total Area = 220 sq m / 2,367 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



First Floor

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4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2022. Photographs and videos dated January 2022.

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