



BADMINTON ROAD, OLD SODBURY, BS37 6RQ
£2,250 per month*

Carter Jonas

A rare opportunity to rent an exquisite Georgian Lodge House on the northern boundary of Dodington Park Estate. Set within the grounds of this magnificent Grade I Listed Georgian Country Estate. Council Tax Band E.

THE PROPERTY

A rare opportunity to rent an exquisite Georgian Lodge House on the northern boundary of Dodington Park Estate. Set within the grounds of this magnificent Grade I Listed Georgian Country Estate, the property has undergone a complete refurbishment program within recent years and now offers bright and modern accommodation of kitchen/breakfast room, two sitting rooms, one with log burner, 3 double bedrooms (one with en-suite bathroom) and one family bathroom. External garden and parking for 3 cars. Views across the Estate grounds. Available for an initial 6 month tenancy. Chances of this being longer.

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

Mains electric, and mains water. Oil fired central heating.

Parking: Off street parking for two cars opposite the house.

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

Please note that the property is accessed via the rear Estate Gates and the garden is not fully enclosed and is open to the Estate Grounds. The driveway behind the gates that leads to the parking spaces is also used for Estate traffic.

At a rent of £2250 per calendar month:

Holding deposit of 1 week's rent £519.23

Security deposit of 5 weeks rent £2,596.15



Services are oil fired central heating and septic tank drainage.
Council Tax Band E. EPC Band E. Available 5 September 2026.

Holding deposit of week's rent = £403.84 (deducted from the first month's rent)

Five weeks' deposit = £2019.23

Six weeks' deposit (non housing act tenancy) = £2423.04

OUTSIDE

The gardens are not completely enclosed to the Estate Grounds. There is a private courtyard to the rear.

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 E
Directions	

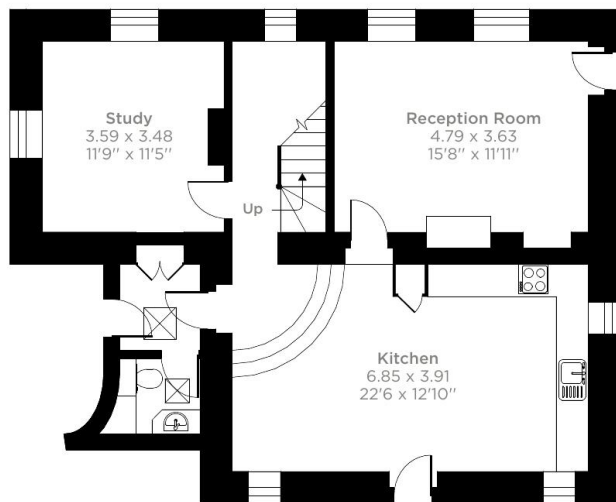




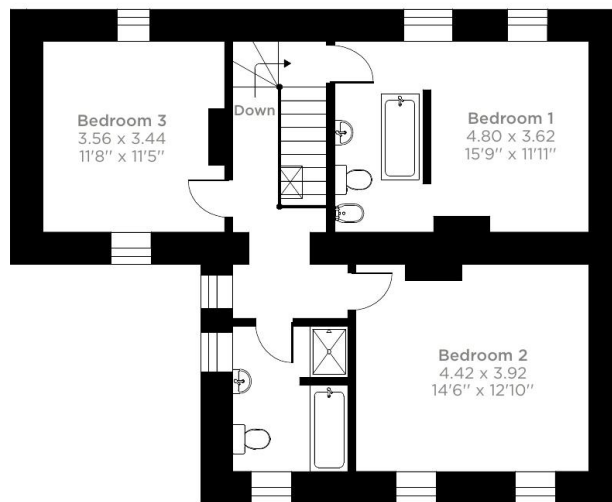
Badminton Road, Old Sodbury, Bristol, BS37

Approximate Area = 1551 sq ft / 144.1 sq m

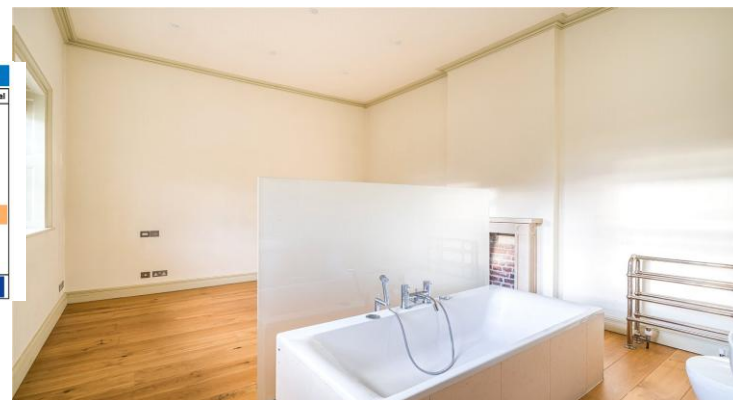
For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2025. Produced for Carter Jonas. REF: 1380211

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-58) F	41	41
(1-10) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Classification L2 - Business Data

IMPORTANT INFORMATION

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