The Walled Garden

Bibury | Gloucestershire
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A fine country house in a hidden walled garden setting and a hugely desirable Cotswold village

Cirencester 7 miles • Burford 9 miles
Kemble 12 miles (BR Station London-Paddington 75 minutes)
Cheltenham 22 miles • M5 (J.11a) 24 miles • M4 (J.15) 24 miles
(Distances & time approximate)

Main House
Drawing Room • Dining Room • Kitchen/Breakfast Room • Study • Garden Room
Utility/Bootroom and Cloakroom • Master Bedroom Suite with En-Suite Bathroom
4 Further Bedrooms and Two Bathrooms • Second Floor with Bedroom 6/Office
Playroom and Further Attic Rooms

Double Garage • Workshop • Gardens and Grounds

In all about 1 acre of walled gardens

For Sale Freehold

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Description

The Walled Garden is a substantial, detached, Georgian family house situated on the edge of the hugely desirable village of Bibury. Built, to an exceptional standard, between 1986 and 1988, by the current owners, it is constructed of coursed limestone with a stone ‘hip and sprocket’ roof. This is an excellent house which is full of charm and character. There is a wealth of period detail, including stone ashlar coins, Purbeck stone fireplaces and sash windows. The rooms are light and well-proportioned and benefit from views overlooking the gardens.
Situation & Location

The Walled Garden is situated on the edge of Bibury, close to the renowned Bibury Court (now a private residence) and the Church. Bibury lies in the Coln Valley within the Cotswolds, an Area of Outstanding Natural Beauty. William Morris once described Bibury as “the most beautiful village in England”. Bibury has a vibrant village community with Primary School, cricket and football clubs, WI and history group together with its own public houses and the well-known Swan Hotel. It is filled with character and tradition with lovely walks along the banks of the River Coln and surrounding area.

Cirencester is the nearest market town providing a wide range of shopping facilities and schools, together with supermarkets, banks, chemists and recreational amenities. More extensive facilities can be found at the larger centres of Cheltenham, Swindon, Oxford, Bath and Bristol. Bibury is well served by good access to the A417/A419 at Cirencester, which provides excellent links to the M4 and M5 motorways. Kemble and Swindon stations provide regular inter-city train links to London Paddington.

Amenities

There are many enjoyable walks in the area together with an extensive network of footpaths and bridleways with excellent riding. Hunting is with the VWH and polo played regularly at Cirencester Park. Water sports at the Cotswold Water Park, golf at South Cerney, Swindon and Cirencester. Racing at Cheltenham and Newbury. Theatres at Oxford, Cheltenham and Bath.

The area is noted for both its private and state schools. The former include Hatherop Castle which is just a short drive from the house, Rendcomb College, Beaudesert Park, Westonbirt, and Cheltenham Ladies and Cheltenham Boys Colleges.
Accommodation

The accommodation is arranged over three floors, the majority with large sash windows overlooking the terraces and gardens and in brief comprising; the **Drawing Room** with fireplace with stone surround and wood burning stove. The **Kitchen/Breakfast Room** with bespoke units and a four oven electric Aga is a wonderful room for relaxed family living while the adjoining **Dining Room** provides a more formal space for entertaining. There is a **Study, Utility/Boot Room, Cloakroom** and **Utility Room** all located on the ground floor.

On the first floor there is a **Master Bedroom** with stunning views over the gardens and beyond with a series of built in wardrobes and an **en-suite Bathroom**. A further four **Double Bedrooms** lead off the landing as well as an **airing cupboard**, and **two bathrooms**.

Stairs rise to a second floor with an **Office area, Double Bedroom, Playroom** and further attic rooms suitable for a variety of uses.
Gardens & Grounds

The gardens and grounds of The Walled Garden are quite lovely and give a wonderful setting for the house. The high stone walls provide not only protection, privacy and shelter but also backdrops for the thriving borders and flower beds.

The gardens are a balance of formal and informal with individual corners contrasting well with the wide expanses of lawns. Numerous doors from the main house lead directly out to the terrace and formal lawned area ideal for outside entertaining. There are wonderful views of the surrounding countryside, Church and Bibury Court, which can be enjoyed from almost every aspect of the garden.

The drive enters through a pair of wooden gates into a gravel parking area adjacent to the Double Garage with ample parking for two cars. Subject to the necessary planning permission the garage could be converted and utilised as an office, studio or potentially ancillary accommodation.
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Approximate Gross Internal Area
523.1 sq m / 5631 sq ft (Including Garage & Attic)

Energy Efficiency Rating

Ground Floor
- Drawing Room 6.06 x 5.45 19'11 x 17'11
- Kitchen / Breakfast Room 7.29 x 4.83 23'11 x 15'10
- Utility Room 4.13 x 2.92 13'6 x 9'7
- Garden Room 8.06 x 2.70 26'5 x 8'10

First Floor
- Master Bedroom Suite 4.85 x 4.83 15'11 x 15'10
- Bedroom 2 4.23 x 2.67 13'11 x 8'9
- Bedroom 3 4.42 x 4.23 14'6 x 13'11
- Bedroom 4 4.87 x 4.83 16'0 x 15'10

Second Floor
- Bedroom 5 4.13 x 2.92 13'6 x 9'7
- Attic Room 1 5.47 x 3.10 17'11 x 10'2
- Attic Room 2 4.38 x 3.10 14'5 x 10'2

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Services
The house is connected to mains water, mains electricity (3 phase; the solar panels are available by separate negotiation) and mains drainage. Oil fired central heating and electric four oven Aga. Telephone and Broadband connected (subject to transfer regulations and charges). (No tests as to the suitability of services have been carried out and intending purchasers must commission their own tests).

Directions
From Cirencester take the B4425 towards Burford and after approximately 6 miles you will come into the village of Bibury. Continue through the village past the turning to the Church and around a sharp right hand bend taking the next right hand turn signposted to Coln St. Aldwyns. The drive leading to The Walled Garden is located immediately on the right hand side. Continue down the lane for approximately 100 yards passing through the stone wall into The Walled Garden on the right hand side.

Fixtures and Fittings
Only those items mentioned in Butler Sherborn’s sales particulars are included. All other items including carpets, curtains and light fittings are specifically excluded as are garden ornaments and statuary (some may be available by separate negotiation if required).

Postcode
GL7 5NT

N.B. – The Walled Garden is not Listed. It is located within a Conservation Area and an Area of Outstanding Natural Beauty. The existing garden walls should be maintained and alterations will require consent.

Local Authority
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX. Tel: (01285) 623000 www.cotswold.gov.uk

Viewing
Strictly by appointment with Butler Sherborn. If there are any points, which are of particular importance, we invite you to discuss them with us before you travel to view the property. Please telephone Butler Sherborn Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E Sam@butlersherborn.co.uk

Disclaimer
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