



1782 Arlington Green
Bibury, Gloucestershire

For Sale



Butler Sherborn
The Cotswolds Property Specialists

1782 Arlington Green

An attractive and well presented Cotswold house in a peaceful location

Property Comprises

- Sitting Room
- Kitchen/Dining Room
- 3 Double Bedrooms
- 3 En-suites
- Utility/Cloakroom
- Driveway Parking
- Pretty Gardens

Description

1782 Arlington Green is a very attractive semi detached Cotswold period house set behind the village green in Arlington, near Bibury. The property offers well proportioned accommodation over 3 floors, with landscaped gardens to the front and rear. The house is located in a peaceful part of the village and benefits from a number of period features throughout, including an open fireplace, Aga, shutters to some of the windows and exposed beams.

Situation & Amenities

Burford 9 miles, Cirencester 10 miles, Cheltenham 20 miles.

1782 is situated in Arlington, which is located close to the centre of Bibury. The two villages between them have one village inn, two hotels, a post office, craft and tea shops. The village of Bibury was discovered by William Morris who called it "the most beautiful village in England" and the 17th Century Arlington Mill was built on

a Doomsday site on the River Coln which runs along the valley bottom.

The market towns of Cirencester and Burford provide an excellent range of everyday shopping facilities whilst the larger centres of Oxford and Cheltenham offer further extensive shopping amenities. The M4, M5 and M40 motorways provide communications to other parts of the country and train services run to London (Paddington) from Swindon and Kemble.

Theatres at Oxford, Stratford upon Avon and Cheltenham. Golf at Burford, Cirencester and Swindon. Polo at Cirencester Park.

Services: Mains water, drainage and electricity are connected. Oil fired central heating. Telephone (subject to BT regulations).

(No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required)

Fixtures & Fittings: Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, garden ornaments and

Butler Sherborn, Vine House, 2 High Street
Burford, Oxfordshire OX18 4RR
T 01993 822325 F 01993 823742
E bur@butlersherborn.co.uk
www.butlersherborn.co.uk



statues are excluded. Some may be available by separate negotiation.

Local Authority: Cotswold District Council, Trinity Road, Cirencester. Tel: (01285) 643643

Postcode: GL7 5NE

Council Tax Band: 'F'

EPC: The front page of the EPC is attached to this brochure. However, if you would like to see a full EPC report please contact our office.

Viewings Please telephone Butler Sherborn, Burford Office 01993 822325 or The London Office T 0207 839 0888 angus@butlersherborn.co.uk

Directions: From Burford take the A40 towards Cheltenham. After approx 1 mile turn left onto the B4425 signed Bibury and Cirencester. Continue for approximately 9 miles into Bibury. Pass the Swan Hotel on your right hand side and continue over the bridge and proceed up the hill. Just before the Catherine Wheel pub, turn right up onto Arlington Green. Bearing right again at the top of the hill with the green on your left, 1782 will be found on the right hand side with "1782" carved into the Cotswold Stone boundary wall.

GROUND FLOOR

Hallway

With Cotswold stone floor. Doors to Sitting Room, Dining Room and Cloakroom.

Sitting Room

22' x 14.1" (5.44m x 4.27m)

A well proportioned reception room with large open fireplace and exposed beam. Windows to the front of the property with window seats and shutters. Door with access to stairs rising to first floor. Door to:

Kitchen/Dining Room

24'10" x 16'7" (7.58m x 5.05m)

Fitted with a range of base and wall units including twin sink unit. 4 oven Aga. Integral dishwasher and fridge/freezer. Window to garden. The dining area is open plan from the kitchen with glazed doors to the rear garden. Doors to the Hallway and Sitting Room. Cotswold stone floor throughout.

Cloakroom

Fitted with wash hand basin and W.C. Oil fired central heating boiler. Plumbing for washing machine and dryer.

FIRST FLOOR

Landing

With fitted bookshelf. Stairs to second floor.

Bedroom 1

14' x 10'5" (4.26m x 3.17m)

Double bedroom, with window having fitted shutters and views over the front garden. Wall mounted bedside lights. Door to:

En-suite Bathroom

Fitted with wash hand basin having mirror and light over, bath with hand held shower and additional fitted overhead shower, W.C. and heated towel rail. Window to the front.

Bedroom 2

15'3 x 8' (4.65m x 2.44m)

Double bedroom with wall mounted bedside lights. Window to the side and door to:

En-suite Bathroom 2

Fitted with spa bath having hand held shower and additional overhead shower, wash hand basin with mirror and light over and W.C. Heated towel rail, shelved alcove. Window overlooking the rear garden.

SECOND FLOOR

Bedroom 3

18'1" x 13'10" (5.50m x 4.25m)

Double attic bedroom with pitched roof and exposed beams with a wood panelled gable end having built-in storage cupboards. Dormer window to the front. Step up with door to:

En-suite Shower Room

Fitted with a built-in shower cubicle, wash hand basin and W.C. Built in cupboard.

OUTSIDE

There are pretty landscaped gardens to the front of the property, with driveway parking to the front. A pathway leads around the side of the house through a wrought iron gate.

A paved terrace extends to the back of the house and leads to the rear garden, which is mainly laid to lawn with herbaceous and flower borders. Garden stone store and shed.



Disclaimer

These particulars including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners nor any employees of Butler Sherborn have any authority to make any representation or warranty whatsoever in relation to this property.

Any plan is for layout guidance only and is not drawn to scale. All dimensions shapes and compass bearings are approximate and you should not rely upon them without checking them first.

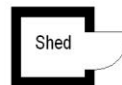
Please discuss with us any aspects which are particularly important to you before traveling to view this property.

1782 Arlington Green, Bibury, Gloucestershire, GL7 5NE

Approximate Gross Internal Area = 147 sq m / 1582 sq ft

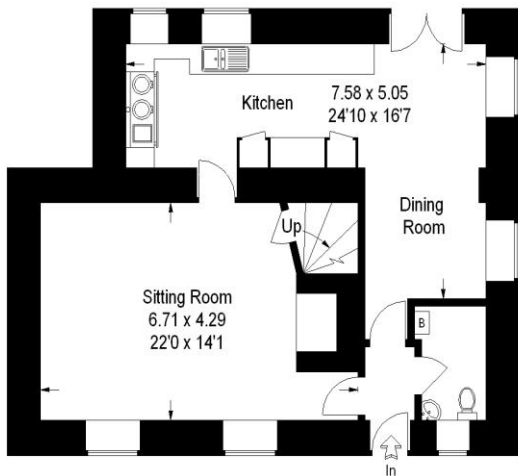
Shed = 2 sq m / 21 sq ft

Total = 149 sq m / 1603 sq ft

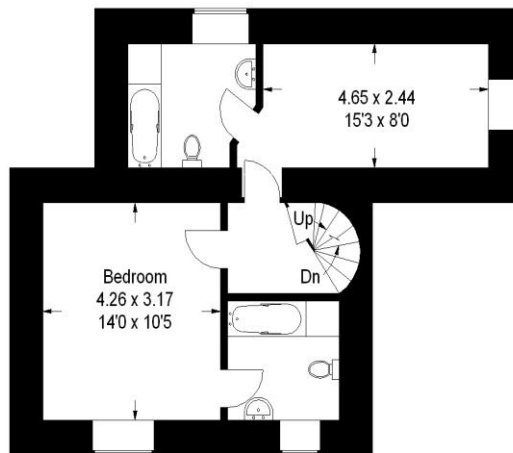


(Not Shown In Actual
Location/ Orientation)

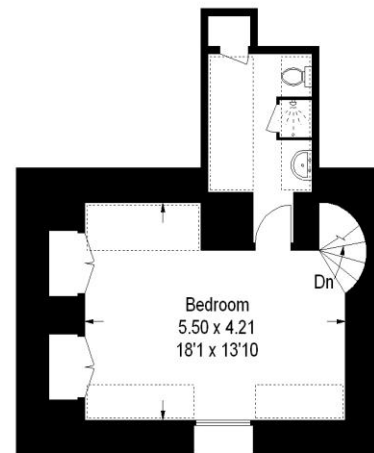
Outbuilding



Ground Floor



First Floor



Second Floor

 = Reduced headroom below 1.5 m / 5'0

FLOORPLANZ © 2013 0845 6344080 Ref 117435

This plan is for layout guidance only. 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.