



Arlington Cottage
1 Arlington Cottages, Bibury, Cirencester, Gloucestershire

A charming and characterful Cotswold stone cottage in a highly desirable location

Offering beautifully presented accommodation across three floors, delightful mature gardens, and a double garage. Positioned on the edge of the highly sought-after village of Bibury, Arlington Cottage is ideally located for both permanent living and peaceful countryside escapes, with far-reaching rural views and excellent access to Cirencester and the wider Cotswolds.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATH / SHOWER ROOMS



DOUBLE GARAGE



1,349 SQ FT



FREEHOLD



VILLAGE



GARDEN



**O.I.E.O:
£700,000**



The property

Arlington Cottage is a quintessential Cotswold period home, thoughtfully maintained and full of original charm. Constructed in traditional stone and set within a row of similar cottages, the property offers deceptively spacious accommodation arranged over three levels, enhanced by beautiful period details including exposed beams, stone walls, and two working fireplaces.

The front door opens into a wonderfully spacious open-plan kitchen, dining, and sitting area, a warm and welcoming heart to the home. This expansive space combines character with comfort, featuring an open fire at one end and a wood-burning stove at the other. Natural stone walls, timber beams, and dual-aspect windows enhance the cottages rustic elegance, while the layout lends itself well to both everyday living and entertaining.

A practical ground-floor cloakroom and additional storage complete this level. Upstairs, the first floor comprises two generously sized double bedrooms, both of which enjoy dual-aspect windows, built-in wardrobes, and excellent natural light. A well-proportioned family shower room is accessed from the landing.

A staircase leads from one of the first-floor bedrooms to the second floor, which provides two further bedrooms. These top-floor rooms are versatile in use, ideal as children's bedrooms, guest accommodation or office space. Subject to the necessary consents, there is potential to reconfigure the staircase for improved access and to maximise bedroom space.





Gardens and grounds

Arlington Cottage is approached via a gravelled frontage that provides parking for several vehicles, alongside a well-maintained lawn and a detached double garage, perfect for storage or secure parking.

To the rear, a delightful walled garden offers a tranquil and private outdoor retreat. Mainly laid to lawn, the garden is beautifully bordered with mature flowerbeds and a variety of planting, including established rose bushes that add colour and fragrance throughout the summer. Beyond the garden, the views extend across open countryside, providing a peaceful backdrop and a sense of seclusion.

Location

Bibury is one of the most picturesque and iconic villages in the Cotswolds, famous for its honey-hued stone cottages and charming rural character. Arlington Cottage is quietly located on the edge of the village, within striking distance of the River Coln, local amenities and scenic footpaths.

Bibury offers a village shop, cafés, pubs and the renowned Bibury Trout Farm, while nearby Coln St. Aldwyns and Cirencester provide further day-to-day conveniences, shopping, and dining options. Cirencester, just 7.5 miles away, is the main market town of the region, offering a wide array of cultural, educational, and recreational facilities.

The property is well placed for those looking to explore the wider Cotswolds Area of Outstanding Natural Beauty, with excellent walking, cycling, and equestrian opportunities, as well as access to local racing, polo, and water sports at the Cotswold Water Park.



Distances

- Coln St. Aldwyns 2.2 miles
- Cirencester 7.5 miles
- Cheltenham 23 miles
- Oxford 35 miles

Nearby Stations

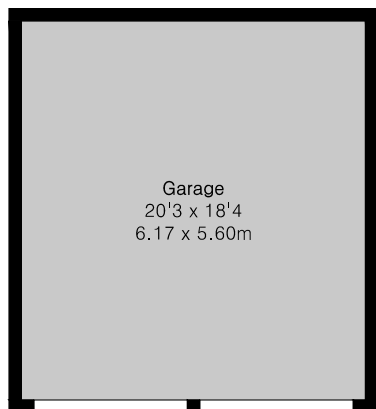
- Kemble 13 miles (London Paddington from approx. 70 mins)
- Cheltenham Spa 20 miles

Nearby Schools

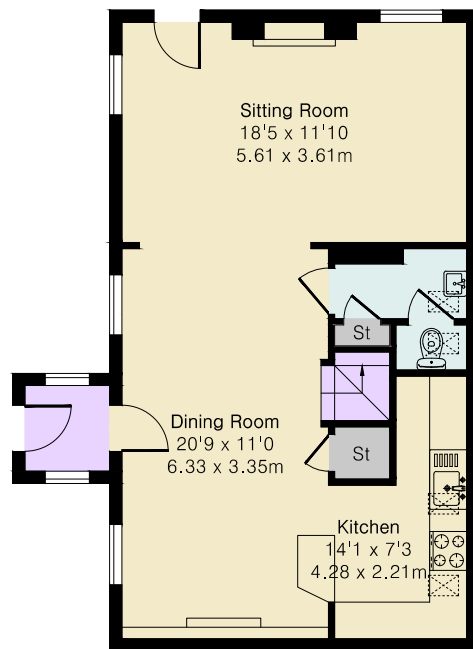
- Bibury C of E Primary School
- Hatherop Castle School (Independent)
- Cirencester Deer Park School
- Rendcomb College
- St Hughs Prep School (Oxford area)



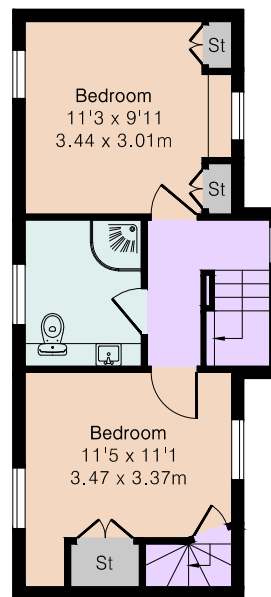




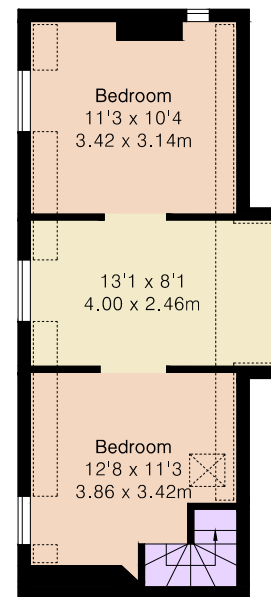
Garage



Ground Floor



First Floor



Second Floor

Floorplans

House internal area 1,719 sq ft (159 sq m)

Ground floor internal area 631 sq ft (59 sq m)

First floor internal area 359 sq ft (33 sq m)

Second floor internal area 359 sq ft (33 sq m)

Garage internal area 370 sq ft (34 sq m)

For identification purposes only.

Directions

Postcode: GL7 5NE

What3Words ///garden.lodge.panels

General

Council Tax: Band D

Local Authority: Cotswold District Council.

Parking: Private parking and double garage.

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC: Band F

Services: Mains electricity, water and drainage.
Oil-fired central heating.

Cirencester

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