

Bank Cottage

Arlington, Gloucestershire



MOORE ALLEN
& INNOCENT

Bank Cottage
Arlington, Bibury
Gloucestershire
GL7 5NE

Quintessentially Cotswold. An immaculate detached cottage overflowing with character.

- Cirencester c.6 miles
- Grade II Listed
- Outstanding stone house
- Four Receptions
- Five Bedrooms
- Well maintained grounds
- Parking
- In all GIFA 2,196 sqft (204 sqm)



Offers invited
in the region of
£1,350,000
Freehold

LOCATION

The charming Cotswold village of Bibury lies within the Cotswolds Area of Outstanding Natural Beauty. William Morris described Bibury as the “most beautiful village in England”.

The village itself has a village store, café, deli and coffee shop a hotel and pub and the nearby villages of Burford and Northleach provide shopping facilities for day-to-day needs, whilst the larger market town of Cirencester (about 7 miles) provides more extensive shopping and recreational facilities. The larger centres of Cheltenham and Oxford are also within easy reach.

Property Information

Bank Cottage formerly comprised two independent C17 homes. The current owners, having happily resided for many years in one, had the option to buy the adjoining cottage, some years ago. Successful in the purchase they set about joining the two together. The skilful yet sympathetic work has now created a splendid home with immense character offering a flexible layout, either as one home or it could easily afford a division to accommodate a blended or two generation family.

Beautifully presented, this charming cottage sits proud upon the bank looking towards Awkward Hill and convenient for the village amenities.

The layout currently provides entrance hall that serves three reception rooms and support kitchen. Both sitting rooms offer dual aspect, open fireplaces each housing wood burning stoves. The kitchen is well appointed with a range of bespoke units incorporating domestic appliances with breakfast dining off. A jewel to this home is the dining room with its stone barrelled ceiling, a superb space to entertain. A cloakroom and utility complete the ground floor. The first floor is accessed via two stairwells that serve four bedrooms, two bathrooms and study. Stairs rise to the second floor where a delightful fifth bedroom is located.

Grounds include a private alfresco terrace, well-maintained lawns bound by stone walling and well stocked herbaceous borders. Parking for four cars.



2ND FLOOR
254 sq.ft. (23.6 sq.m.) approx.



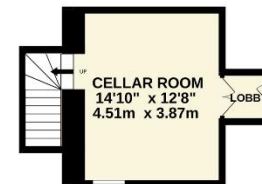
1ST FLOOR
792 sq.ft. (73.6 sq.m.) approx.



GROUND FLOOR
906 sq.ft. (84.1 sq.m.) approx.



CELLAR ROOM
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 2196 sq.ft. (204.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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General Information

The property is connected to mains electricity water and drainage. Oil fired boiler.

Energy Performance Certificate exempt.
Council Tax Band 'E' 2026/27 charges
£2,834.16. Broadband & Mobile signal checker
via www.ofcom.org.uk

Cotswold District Council 01285 623000
Freehold, offering vacant possession upon
completion.

Directions

Leave Cirencester heading towards Burford on
the B4425. Bibury lies approximately 7 miles
from Cirencester. On entering the village take the
second left, up a single lane located opposite the
Catherine Wheel public house. On entering the
small triangular Green turn right continue along
the lane and the cottage will be seen on your left.
Parking to the rear.



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DISCLAIMER

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