



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



27 THE SQUARE

Bibury

27 The Square, Bibury, GL7 5NS

Kitchen • Living room • 2 Bedrooms • Bathroom

A quintessential cottage in the heart of the Cotswold

Location

27 The Square is situated on the edge of Bibury, a quintessential and renowned idyllic village in the heart of the Cotswolds and the Coln Valley. The River Coln runs through the village and is one of the best trout fishing streams in The Cotswolds. The village has a thriving community and is home to a primary school, post office, farm shop, The Catherine Wheel pub, The Twig Café and The Swan Hotel. There are plenty of fabulous country walks on the doorstep. Bibury greatly inspired the works of William Morris. He loved Bibury so much, that he described it as 'the most beautiful village in England'.

Known as the "Capital of the Cotswolds", Cirencester, only a short drive away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafes and twice weekly markets.

Nearby Burford is a charming and picturesque medieval town which offers various weekly markets, a renowned garden centre and is ideal for everyday shopping as is delightful Northleach which is only 8 miles away.

Daylesford Organic Farm Shop, 18 miles

away, is set in enchanting grounds and has a delicious restaurant and deli to suit all tastes, together with irresistible homewares, fashion and a spa. A little further afield is Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire countryside.

Cheltenham to the west and not only offers an array of excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals and, of course, horse racing.

The area offers a superb choice of schooling with an exceptional selection of state, grammar and private schools such as Hatherop Primary School, Hatherop Castle, Dean Close, Cheltenham Colleges and Pate's, to name but a few.

The cottage is well located for outdoor activities, with golf at Cirencester, Cheltenham, Burford and Naunton Downs; as well as a plethora of footpaths and bridleways throughout the countryside.

The A40 provides excellent access to Oxford and the M40, and Cheltenham gives access to the M5. Regular and fast train services are available to London Paddington from Kingston and Kemble.





General Information

Tenure: Freehold. Grade II Listed.

Services: Mains water, electricity and drainage. Electric central heating and hot water.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in

these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643000.



Description

27 The Square is a very pretty Grade II Listed Cotswold cottage, beautifully positioned on the square and located only a short walk from the heart of Bibury. This cosy cottage is full of charm, character and beautiful period features.

The kitchen/living room is a versatile and open space with windows overlooking the delightful square. The window seats make this the ideal spot to relax and unwind after a day exploring The Cotswolds. The room lends itself superbly for an evening dinner in with family and friends whilst cooking up a delicious feast in the kitchen. The open fire provides extra warmth in the colder months.

The first floor comprises two double bedrooms and a bathroom. The owner has been mindful to create ample discreet storage and there is plenty of natural light throughout.

Cirencester 7 miles
Northleach 8 miles
Kemble 12 miles
(direct train to London Paddington)
Burford 10 miles
Cheltenham 22 miles

All distances and times are approximate

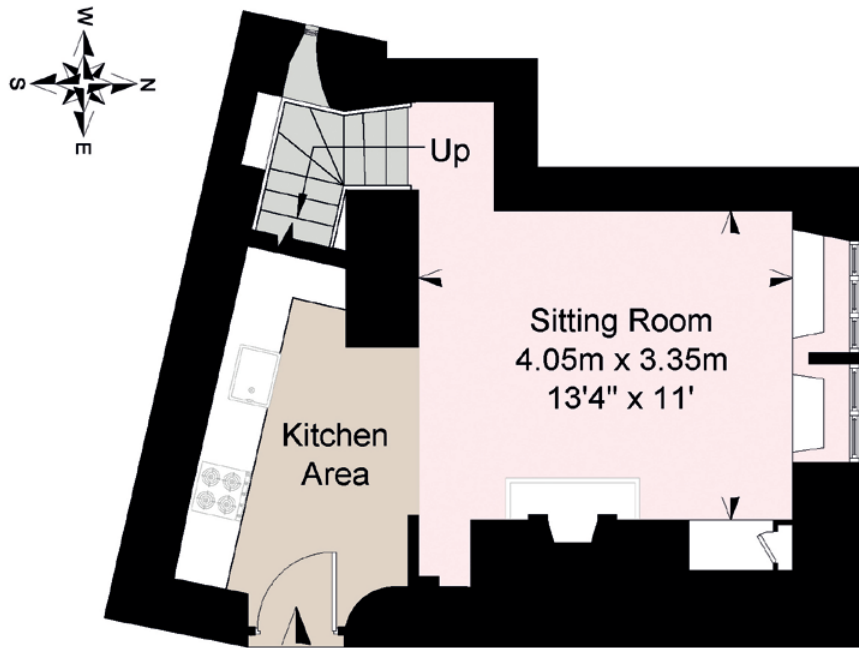


27 The Square, Bibury, Gloucestershire

House Approximate IPMS2 Floor Area 61 sq metres / 656 sq feet
(Includes Limited Use Area 5 sq metres / 54 sq feet)

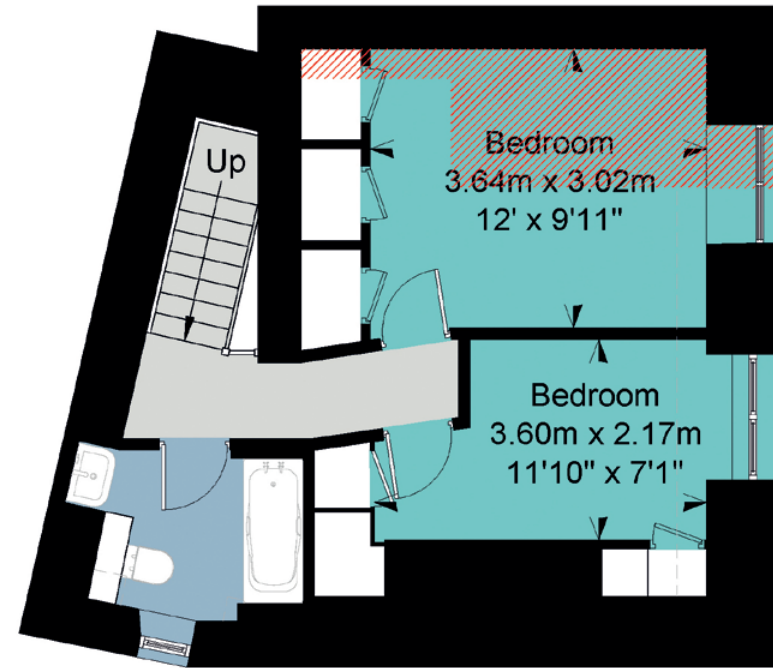
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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

 = Limited Use Area
 = Flying Freehold



In

Ground Floor



First Floor

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