



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



29 THE SQUARE

Bibury

29 The Square, Bibury, GL7 5NS

Kitchen/ Living room • Cellar • 2 Bedrooms • 2 Bathrooms
• Private off- street parking

A quintessential cottage in the heart of the Cotswolds

Location

29 The Square is situated in the heart of Bibury, a quintessential and renowned idyllic village in 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.

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 heating.

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. Council Tax Band D and EPC rating C.



Description

29 The Square is a very pretty Grade II Listed Cotswold cottage, beautifully positioned on the square in 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. The room is bright and light and lends itself superbly for everyday dining and equally for entertaining family and friends whilst cooking up a delicious feast. The kitchen is well laid out with plenty of worktop and storage space and the window seat is a lovely spot to relax with a good book after a day exploring the Cotswolds. The wood burner provides extra warmth in the colder months.

The cellar offers plenty of storage space and could equally be transformed into a further reception

room, subject to obtaining any necessary planning consents.

The first floor comprises a bedroom and a bathroom. There is a further bedroom on the second floor with an en suite bathroom. There is plenty of natural light throughout.

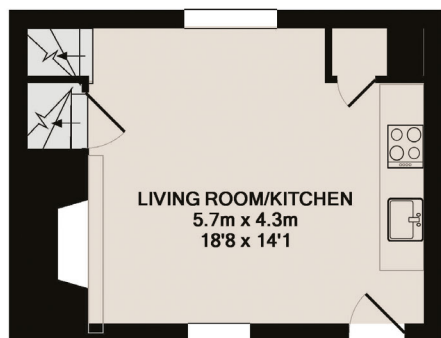
Private off-street parking.

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

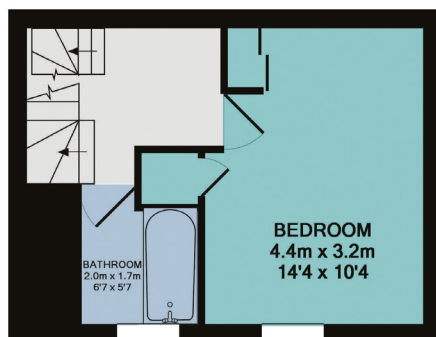
All distances and times are approximate



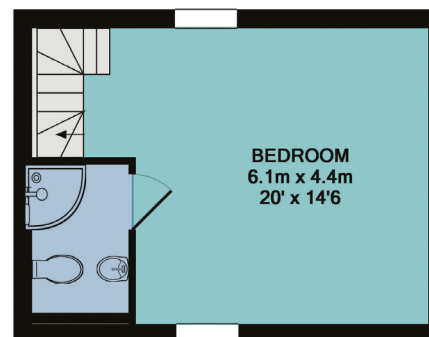
TOTAL APPROX. FLOOR AREA 82.6 SQ.M. (889 SQ.FT.)



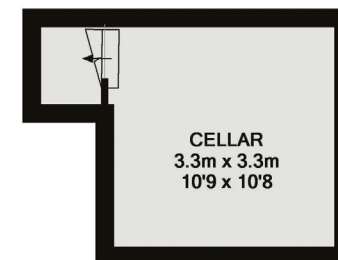
GROUND FLOOR
APPROX. FLOOR
AREA 23.9 SQ.M.
(257 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 22.7 SQ.M.
(244 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 24.1 SQ.M.
(259 SQ.FT.)



CELLAR
APPROX. FLOOR
AREA 12.0 SQ.M.
(129 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2014

SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —

t: 01285 831 000 | e: office@sharvellproperty.com

Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN

www.sharvellproperty.com

If you require this publication in an alternative format, please contact Sharvell Property Ltd on T: 01285 831000. IMPORTANT NOTICE: Sharvell Property Ltd, their client and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Sharvell Property Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Details December 2023.