



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



29A THE SQUARE

Bibury

29A The Square, Bibury, GL7 5NS

Kitchen • Living room • Bedroom • Bathroom

• Private off- street parking

A pretty and quaint cottage in the heart of the Cotswolds

Location

29A 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 B and EPC rating E.



Description

29A The Square is a very pretty and quaint Grade II Listed Cotswold cottage, beautifully positioned on the square in the heart of Bibury. This cosy cottage is full of charm and character.

Laid out over one level, the living space flows seamlessly with an abundance of natural light throughout and superb ceiling height.

The kitchen is well equipped with the necessary modern appliances and there is plenty of worktop and storage space.

The living room is ideal for unwinding after a long country walk and is a cosy room in which to relax.

The cottage comprises a double bedroom and a bathroom with ample storage space.

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 32.4 SQ.M. (349 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
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