



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



NEW PIKE HOUSE

Bibury

New Pike House, Bibury, GL7 5NA

Main House: Kitchen/ Dining Room · Sitting Room · Utility · 5 Bedrooms
2 Bathrooms · Enclosed garden · Summerhouse · Garage · Private Parking

Annex: Kitchen · Sitting Room · Bedroom · Bathroom

The Flat: Kitchenette · Bedroom · Bathroom

A superb village house on the edge of Bibury

Description

New Pike House is a superb Cotswold home only a short walk from the heart of Bibury. Superbly located, the owner has been mindful to create an inviting and versatile home.

In the main house, the kitchen/dining room is clearly the heart of the house and a great room in which to entertain family and friends. There is plenty of worktop space and ample storage and with windows overlooking the garden this is a bright and light room.

The adjacent sitting room with open fireplace and dual aspect window and sliding doors is a wonderful room in which to relax after a long country walk.

The utility room with garden access and the cloakroom are great additions to the ground floor living space.

The first floor comprises three bedrooms and a bathroom. On the second floor there are two bedrooms and a bathroom. All the rooms have been superbly laid out to provide ample discreet storage and plenty of natural light.

The annex can be accessed from the main house whilst also having its own independent entrance from the driveway. This self-contained accommodation comprises a kitchen, a sitting room with sliding doors leading to the terrace and garden, a bedroom and a bathroom. Previously this was part of the main house and was converted to accommodate elderly relative.

The flat is located on the first floor and is accessed by a set of stairs to the side of the house. It comprises a kitchenette, bedroom and bathroom. Large Velux windows allow for an abundance of natural light with views over the neighbouring countryside.

Outside, the garden is predominantly laid to lawn, interspersed with herbaceous borders and fruit trees. Two raised vegetable beds are perfect for the green fingered enthusiast and the flowerbeds offer a splendid array of colourful blooms throughout the seasons. The terrace is ideal for enjoying the summer sunshine and for al fresco dining. A summerhouse offers plenty of storage for garden tools and the driveway to the front provides ample off-road parking.

We understand planning permission was granted to build a garage on the driveway.

*Cirencester 7 miles
Northleach 8 miles
Kemble 11.5 miles
(direct train to London Paddington)
Burford 12 miles
Cheltenham 21.5 miles*

All distances and times are approximate





General Information

Tenure: Freehold.

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

Postcode: GL7 5NA.

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 A & E. EPC rating D.



Location

New Pike House is located on the edge of Bibury, a quintessential and renowned idyllic village in the heart of the Cotswolds.

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.



New Pike House, Arlington Pike, Bibury, Gloucestershire

House Approximate IPMS2 Floor Area	155 sq metres / 1668 sq feet
Annex	46 sq metres / 495 sq feet
Pike House Flat	36 sq metres / 409 sq feet
Garage	17 sq metres / 183 sq feet
Summerhouse	8 sq metres / 86 sq feet

Total	264 sq metres / 2841 sq feet
(Includes House Limited Use Area	10 sq metres / 107 sq feet)
(Includes Flat Limited Use Area	13 sq metres / 140 sq feet)

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Job No SP2580

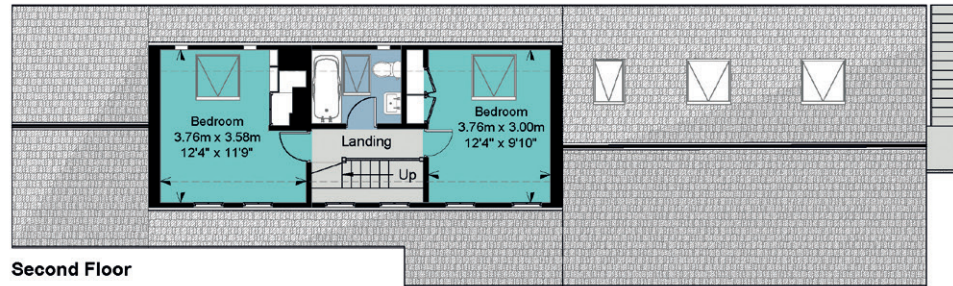
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

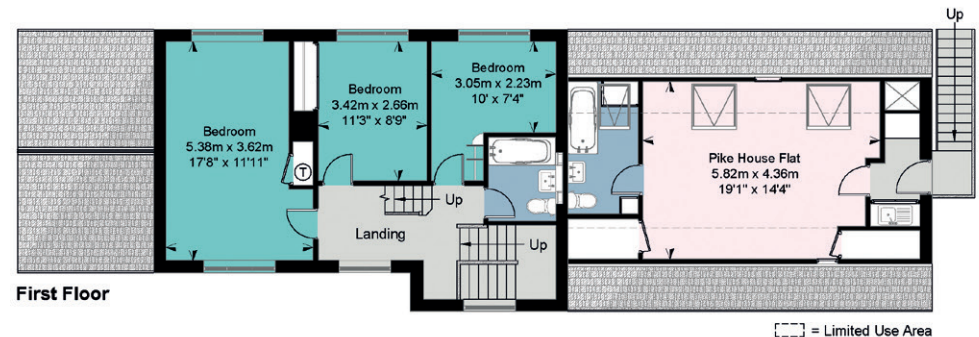
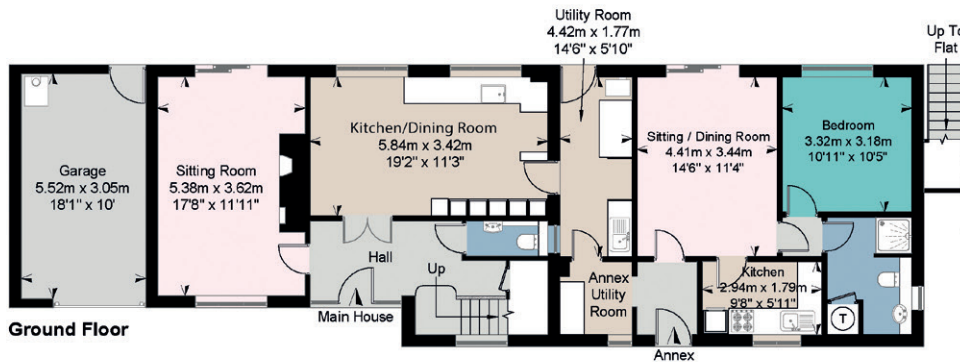
IPMS = International Property Measurement Standard

Outbuildings

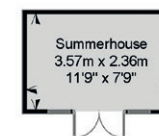
Not Shown In Actual Location Or Orientation



□ = Limited Use Area



□ = Limited Use Area



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

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

www.sharvellproperty.com

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