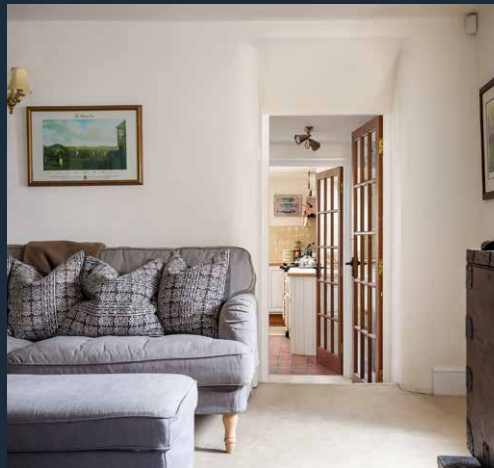


Witts Cottage



Witts Cottage, Arlington Green, Bibury, GL7 5NE

Living Room · Kitchen/ Dining Room · Garden Room · Office
Utility · 3 Bedrooms · Bathroom · Enclosed garden · Private Parking

A quintessential cottage in the heart of the Cotswold

Description

Witts Cottage is a very pretty quintessential Grade II Listed Cotswold cottage located only a short walk from the heart of Bibury. Beautifully positioned on Arlington Green, the owners have been mindful to create a welcoming and cosy home.

The kitchen/breakfast room, with electric cream Aga, is clearly the heart of the house and a great room in which to entertain family and friends with French doors leading through to the garden room. Both rooms are bright and light and flow beautifully creating a great feeling of space.

The living room with inglenook fireplace and wood burner is a cosy room in which to relax and lovely and warm in the colder months. Perfect for unwinding with a good book. A study, adjacent to the living room, is ideal for working from home and a handy utility room and cloakroom are great additions to the ground floor living space.

Upstairs there are three bedrooms, two doubles and a single, and a family bathroom.

Outside, the garden is predominantly laid to lawn, interspersed with herbaceous borders and enclosed with a pretty Cotswold stone wall. Generous and delightful, the garden is a fabulous asset to this cottage, on the edge of the village, and a haven of peace and tranquillity. The terrace is perfect for enjoying the summer sunshine and for al fresco dining. Sheds offer plenty of storage for garden tools and private parking for two cars is to the side of the cottage.

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





Location

Witts Cottage is situated on Arlington Green, 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, cafés 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. Oil-fired central heating.

Postcode: GL7 5NE.

Viewing: Strictly by appointment through Sharvell Property Ltd.

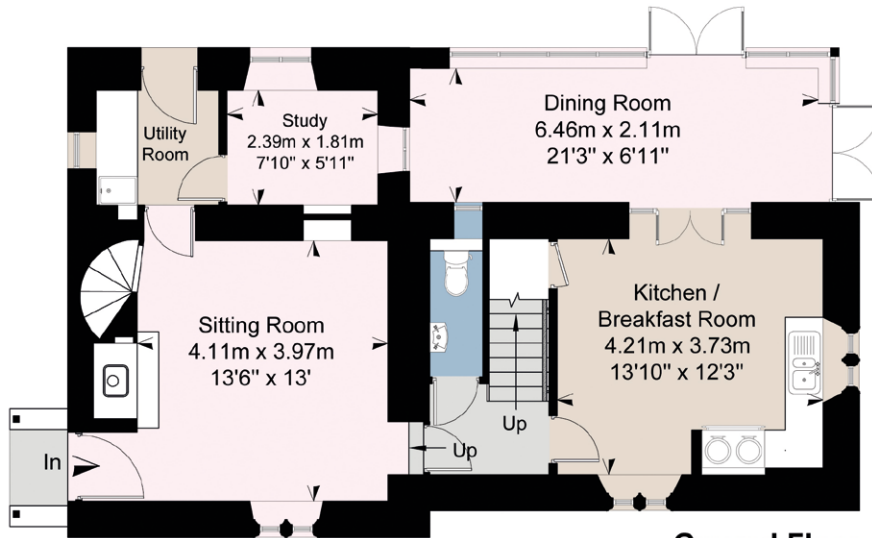
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

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

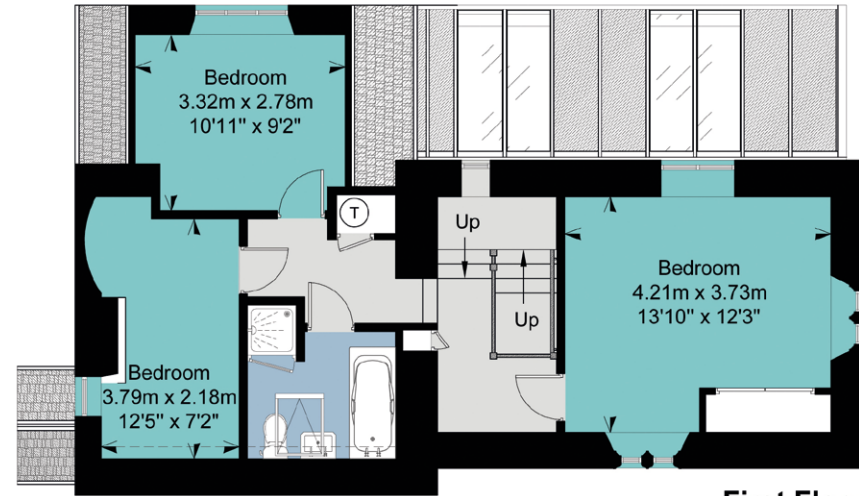


Witts Cottage, Bibury, Gloucestershire

House Approximate IPMS2 Floor Area 127 sq metres / 1367 sq feet



Ground Floor



First Floor

Simply Plans Ltd © 2020
07890 327 241
Job No SP2004

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

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 June 2020.