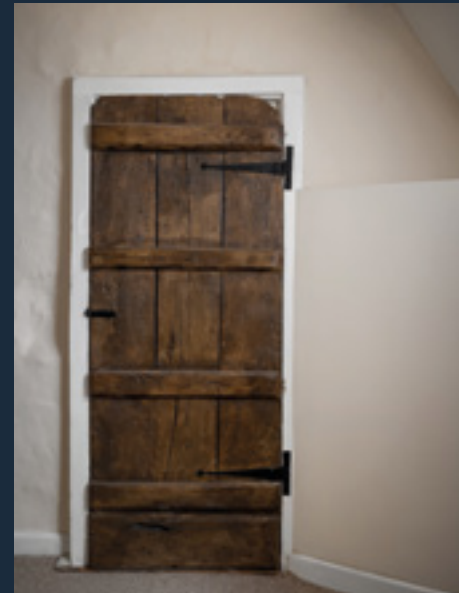




SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



20 THE SQUARE

Bibury

20 The Square, Bibury, GL7 5NS

Kitchen/Dining room · Living room · 3 Bedrooms ·
2 Bathrooms · Garden · Private off-road parking

A stunning period cottage in the heart of the Cotswolds

Location

20 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.

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.
Oil central 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 D.



Description

20 The Square is a stunning Grade II Listed Cotswold cottage, beautifully positioned on the square and located only a short walk from the heart of Bibury. This fabulous cottage is full of charm, character and stunning period features.

The kitchen/dining room is well proportioned and is ideal for cooking up a feast and gathering family and friends. The room is bright and light and offers plenty of worktop and storage space.

The adjacent living room is perfect for relaxing after a long day exploring the Cotswold countryside. The wood burner offers extra warmth in the colder months and makes this a lovely cosy room. The window seats and exposed beams add wonderful character to the room.

There is a family bathroom on the ground floor.

The first floor, accessed via two separate

staircases, comprises the master bedroom with en suite bathroom and two further bedrooms. All the rooms are bathed in an abundance of natural light.

Outside the rear garden is a peaceful haven and is predominantly laid to lawn, enclosed by a pretty Cotswold stone wall. There is plenty of scope to further landscape.

There is private off-road parking to the front of the house, alongside the front courtyard garden.

*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



GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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