



The Little House & Garden Cottage
Arlington Green | Bibury | Gloucestershire | GL7 5NE

THE LITTLE HOUSE & GARDEN COTTAGE



An exquisite and versatile Grade II Listed property tucked away behind a beautiful walled garden in the sought-after village of Bibury. The Little House and Garden Cottage make up two very special properties in the most wonderful setting in an iconic Cotswold village.

The
Little House



STEP INSIDE

Dating back to the 17th Century, this superb property has all the history and character of its past but has been cleverly and beautifully upgraded throughout to create a truly stunning home that is the perfect balance of period charm and contemporary style and comfort.

The property now offers a versatile layout that could be two separate properties or one larger one totalling 2,098 sq. ft. Both properties have been extensively upgraded but still retain a wealth of character, with wonderful fireplaces, exposed beams and brickwork, stunning stone and oak flooring, and beautiful stone mullion windows. The modern additions include an air source heat pump, four stylish bathrooms and two beautiful kitchens.

The Little House

The main part of the property is The Little House. The Little House has the most wonderful reception room with two fireplaces and two staircases. There is a fantastic kitchen, suitable for modern living but in keeping with the age of the property, with an Aga and the old bread oven sitting in an inglenook fireplace. There is also a downstairs shower room on the ground floor. Two staircases lead to the first floor of the main house, giving access to three double bedrooms and two en-suites.





















Garden Cottage

An internal door leads to Garden Cottage, which also has its own front door, so could be used as an entirely separate dwelling. Garden Cottage is really very special with lots of character, a vaulted ceiling, and a mezzanine level. It is equally as beautiful as the main house and has its own modern kitchen, ground floor bedroom and shower room, beautiful reception room and mezzanine room, which could be a fantastic office or second bedroom.







STEP OUTSIDE

The south-facing walled garden at The Little House is an absolute delight, bursting with colour with a variety of trees and shrubs, a lawn area, and separate spaces for al-fresco dining.



KEY FEATURES

- Super Grade II Listed property
- Stunning village of Bibury
- 3-5 bedroom house with adjoining cottage
- Four bathrooms
- Beautifully presented throughout
- South-facing garden
- Wealth of original features
- Income potential from the adjoining cottage





LOCATION

Described by William Morris as the most beautiful village in England, Bibury is one of the most visited and photographed places in the Cotswolds famed for its row of beautiful historic houses along the banks of the River Coln, glorious countryside walks, trout farm with shop and café, local pub The Swan hotel and the Twig deli, as well as a beautiful church, highly regarded primary school and access to some of the best schooling in Gloucestershire and Oxfordshire. Bibury is a stunning and highly sought-after village in the heart of the Cotswolds, just 7 miles from Cirencester and 10 miles from the market town of Burford. Bibury has excellent walking and cycling on the extensive network of footpath and bridleways across the Cotswolds Area of Outstanding Natural Beauty.

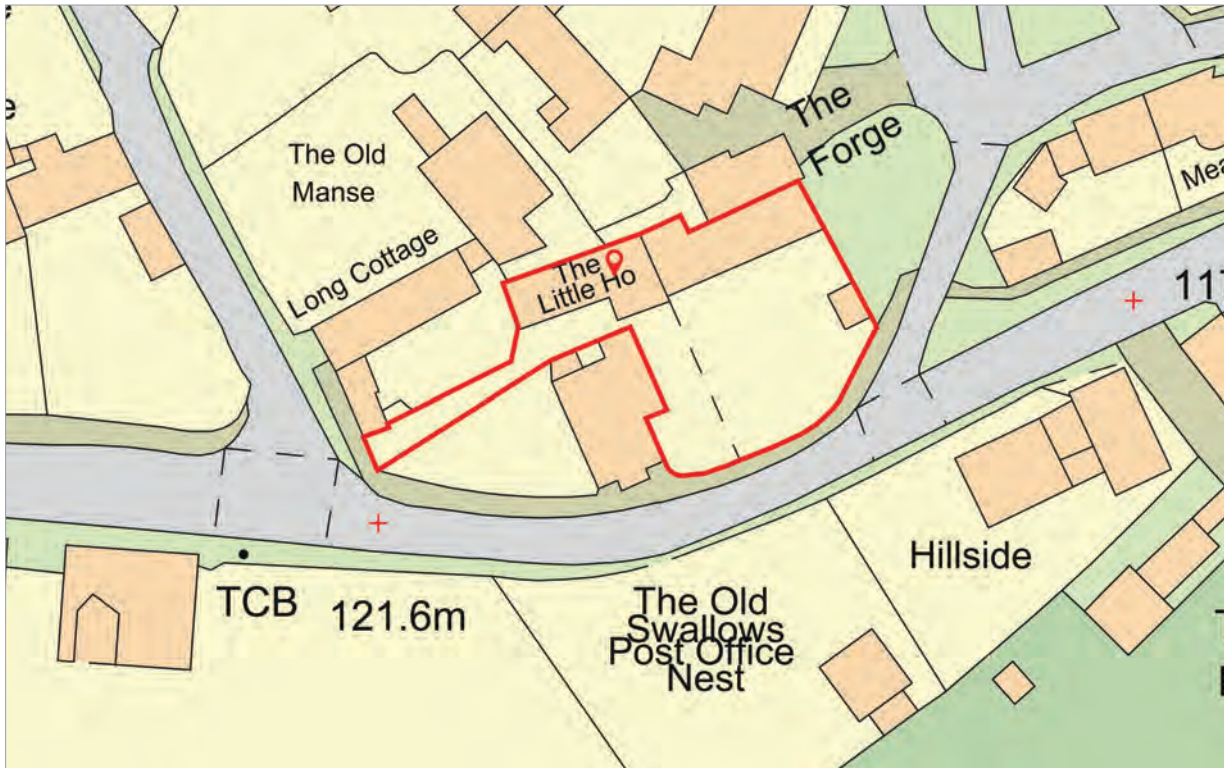
The heart of the village is centered around a square near St. Mary's, a historic Saxon church. While some original Saxon artifacts remain inside, others have been replaced with replicas, as the originals are preserved in the British Museum.

One of Bibury's most iconic landmarks is Arlington Row, a collection of charming 16th-century cottages with steeply pitched roofs, overlooking a picturesque water meadow and the river. Renowned industrialist Henry Ford was so captivated by Arlington Row during a visit to the Cotswolds that he attempted to purchase the entire row and relocate it to Michigan for his Greenfield Village project.

Bibury's timeless beauty has also made it a sought-after filming location, featuring in blockbuster movies such as Stardust and Bridget Jones's Diary.



INFORMATION



Services, Utilities & Property Information

Utilities – Mains water and electricity. Air source heat pump. Septic tank - there are maintenance costs for the septic tank - contact the agent for more information.

Tenure - Freehold

Property Type – Semi-detached Cottage

Construction Type – Standard – Cotswold stone

Council Tax – Cotswold District Council

Council Tax Bands D & A

Parking – There is unallocated parking available for residents of Arlington Green.

Mobile phone coverage - 4G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Ultrafast Fibre Broadband connection available- we advise you to check with your provider.

Special Notes - The property is situated in a conservation area. The Old Post Office and Long Cottage have right of way over path. The Old Post Office will contribute 50% towards the maintenance.

Directions – what3words - ///slogans.proved.crib

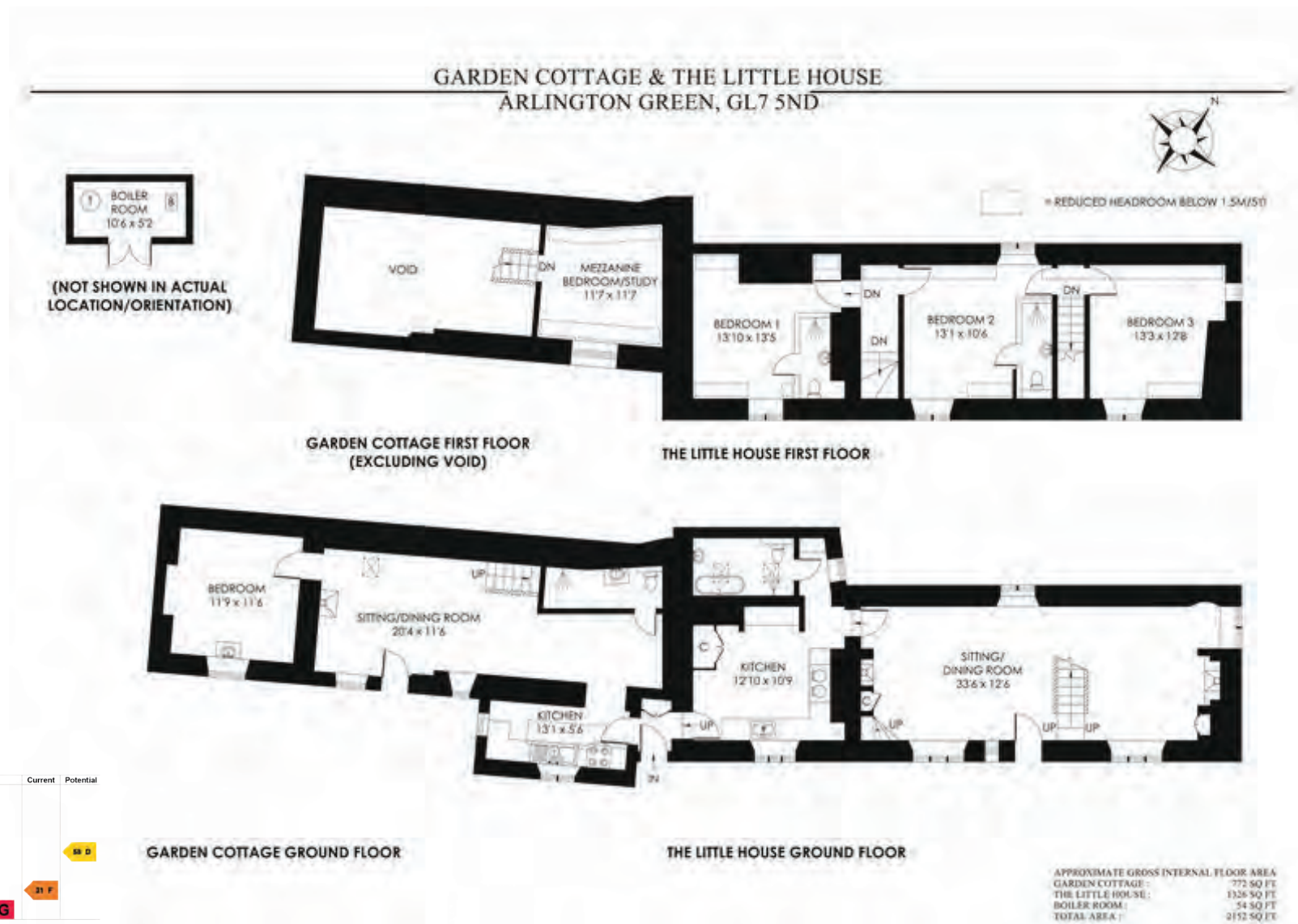
Viewing Arrangements

Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648748 or 01608 619919

Website

For more information visit <https://www.fineandcountry.co.uk/cotswolds-estate-agents>





Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



KATHRYN ANDERSON PARTNER AGENT

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As a partner agent representing Fine & Country Cotswolds and Cheltenham, I bring a wealth of experience and knowledge in the property industry. I have had the privilege of calling the Cotswolds my home for over 30 years and have accumulated more than twenty-five years of experience working for both corporate and independent high-end estate agents in the Cotswolds, South Oxfordshire, and Cheltenham regions. With a personable, dedicated, honest approach, I understand the intricacies of both sellers and buyers in an ever-changing market. I strive to make things as simple and stress-free as possible for all my clients. I can offer a personalised experience tailored to your needs, with transparency, open communication, and integrity, I will look after you through each step of the process, this has earned me many returning vendors in the past, a testament to my client-focused and effective service. When not at work, I enjoy life in the Cotswolds going on country walks with my dog Fleur, property renovation, horse racing, tennis, good restaurants, and fine wine!

“Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient.”

“Kathryn Anderson is the most competent agent I have ever dealt with, she's amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn't hesitate to use her again, in fact I wouldn't consider using anyone else. Good job Kathryn you are fabulous!”

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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