

# WITTS COTTAGE

ARLINGTON GREEN, BIBURY





Cirencester 7 miles, Burford 10 miles, Cheltenham 17 miles, Oxford 29 miles, Kemble Station 12 miles (London Paddington from 69 minutes)  
(All times & distances approximate)

## An exquisite Cotswold cottage with private driveway parking and a generous walled garden.

**Ground Floor:** Sitting Room • Kitchen • Conservatory/ Reception/Dining Room • Cloakroom • Utility Room

**First Floor:** Three Bedrooms • Shower Room

**Outside:** Private Driveway Parking • Beautiful Gardens with Terrace

All in About 0.21 Acres

For Sale Freehold



### Cirencester Office

43/45 Castle Street, Cirencester,  
Gloucestershire, GL7 1QD  
T 01285 883740  
E [sophie.lane@butlersherborn.co.uk](mailto:sophie.lane@butlersherborn.co.uk)  
[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)

### The London Office

40 St James's Place, London, SW1A 1NS  
T 0207 839 0888  
E [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)  
[www.tlo.co.uk](http://www.tlo.co.uk)

## DESCRIPTION

Witts Cottage is a quintessential Grade II Listed Cotswold cottage constructed of Cotswold stone under a stone tile roof. The current owner has refurbished the interiors to the highest standard and created a wonderfully light living space painted and decorated in a neutral palette with painted beams and wooden floors throughout. The sitting room has an open inglenook fireplace with a wood burner and leads to the utility room and kitchen both designed and fitted by Neptune with quartz worksurfaces. The kitchen flows into the conservatory room which has double doors leading to the terrace and generous garden making this a wonderful space for entertaining. On the first floor the main bedroom is complimented by a dressing room/third bedroom, a second bedroom and a newly fitted shower room.

## OUTSIDE

Witts Cottage is located in a tranquil position in Arlington Green and fronted by private driveway parking for two cars. To the rear is a wonderful west facing walled garden with a spacious terrace accessed from the conservatory which is currently being used as a reception/dining room, making a superb area for summer entertaining. There is a garden shed and stone bothy to the rear of the garden.

## SITUATION & AMENITIES

The River Coln flows through some of the prettiest valleys and villages in the Cotswolds including Bibury, once described by William Morris as "the most beautiful village in England". Neighbouring, Arlington is an historic village within the parish of Bibury and within the combined villages are a parish church; primary school; The Swan Hotel; a trout farm with shop and post office; and The Twig deli. The Catherine Wheel pub is within a short walk from the property.





Nearby Burford offers various weekly markets, a renowned garden centre and is ideal for everyday shopping as is delightful Northleach which is only 8 miles away. Cirencester is only 7 miles away and provides an excellent range of independent shops, boutiques, and restaurants as well as regular markets, and Cirencester Park.

Transport links include easy access to the M4 via the A419, the M5, and the M40. London Paddington can be reached from Kemble Station (about 12 miles) in approximately 69 minutes. Education in the area is excellent; the local C of E primary school is rated 'Good' by Ofsted, with secondary schooling available at The Farmor's School and The Cotswold Academy, both highly regarded. There are many private schools within easy reach.

## SERVICES

Mains water, electricity and drainage. Oil-fired central heating. Sky broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale, as are the carpets and bathroom fittings. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

## LOCAL AUTHORITY

Cotswold District Council, T 01285 623000  
E [cotswold.gov.uk](mailto:cotswold.gov.uk)

**Council Tax:** Band E

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.







## VIEWINGS

Please telephone Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 8390888. E [sophie.lane@butlersherborn.co.uk](mailto:sophie.lane@butlersherborn.co.uk)

## DIRECTIONS (Postcode GL7 5NE)

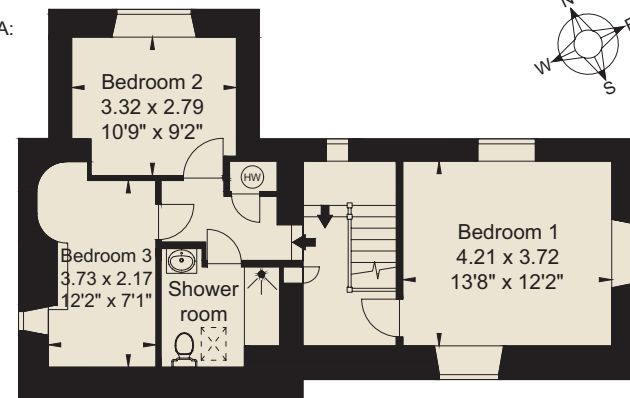
On entering Bibury from Cirencester, just after road curves to the left and before reaching the Catherine Wheel pub on the right, take the narrow lane on your left (signed Baptist Church and Access to Residents), which leads to Arlington Green. Witts Cottage will be located on the right hand side.

**What3Words:** riskiest.remove.hamster

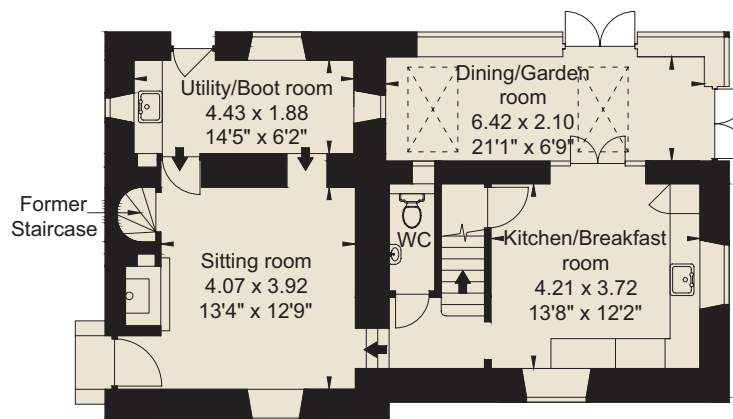
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APPROXIMATE GROSS INTERNAL FLOOR AREA:  
126 sq m (1,357 sq ft) sq ft  
Cotswold Plans Ltd ma/16103



First Floor



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact.

**Disclaimer** 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: June 2024. Particulars written: June 2024. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

