

# SWALLOWS NEST

ARLINGTON, BIBURY, GLOUCESTERSHIRE





Cirencester 6 miles, Burford 10 miles, Cheltenham 17 miles, Oxford 29 miles, Kemble Station 12 miles (London Paddington from 69 minutes)  
(All times & distances approximate)

**A detached and stylish conversion looking over open countryside with private parking**

**Ground Floor:** Open plan kitchen with living and dining room

**First Floor:** Double bedroom and shower room



**Cirencester Office**

43/45 Castle Street, Cirencester, Gloucestershire, GL7 1QD

T 01285 883740

E [elizabeth@butlersherborn.co.uk](mailto:elizabeth@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

Located on the edge of this sought-after village, this detached and tasteful conversion offers a unique opportunity for a buyer while also acting as overflow accommodation for friends and family. The property is beautifully presented throughout and currently serves as a popular holiday let. The main living space is light and airy with kitchen to one side and a wood burner with a glass panelled extension overlooking the adjoining field. Upstairs is a double bedroom with a balcony and tallet steps. Shower Room.

## OUTSIDE

Swallows Nest has a landscaped garden with an enclosed paved terrace and gravelled parking to the front.

## 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". 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 The Twig deli. The Catherine Wheel pub is within a short walk of the property. Nearby Barnsley has excellent dining at both The Pig and The Village Pub. Cirencester is nearby and provides an excellent range of independent shops, boutiques, and restaurants as well as regular farmers and charter markets. A range of buildings incorporating a Post Office, deli and restaurant are due to be opening shortly.

Transport links include easy access to the M4 via the A419, the M5, and the M40. London Paddington can be reached from Kemble Station in approximately 69 minutes. A local bus runs daily to Cirencester.

Education in the area is excellent with a charming village primary school and secondary schools in nearby Cirencester and Fairford. There are many private schools within easy reach.

## SERVICES

Mains water, drainage and electricity. Oil fired central heating with new boiler. 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. Other fixtures and fittings, including garden statuary, garden tools and ornaments, are excluded but may be available by separate negotiation.

## RIGHT OF WAY

Swallows Nest has a vehicular and pedestrian right of way from the road over the entrance area of The Old Post Office.

## TENURE

For sale freehold

## LOCAL AUTHORITY

Cotswold District Council

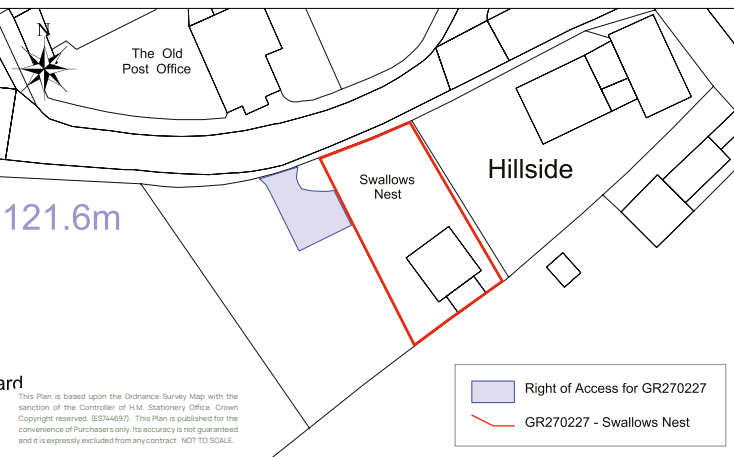
## COUNCIL TAX

Business Rates

## VIEWINGS

Please telephone Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E [elizabeth@butlersherborn.co.uk](mailto:elizabeth@butlersherborn.co.uk)





## DIRECTIONS (GL7 5ND)

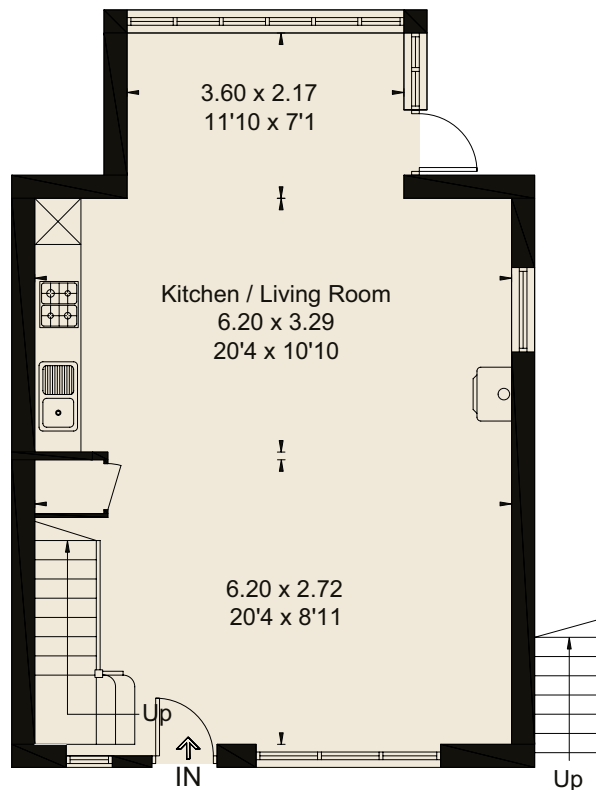
On entering Bibury from Cirencester, continue straight and the property is located on the righthand side as the road bends around to the left immediately after the red telephone box and will be identified by a 'Butler Sherborn' For Sale board.

**What3Words:** ///movements.flooding.crescendo

Please park on the left hand side.

**Butler  
Sherborn**

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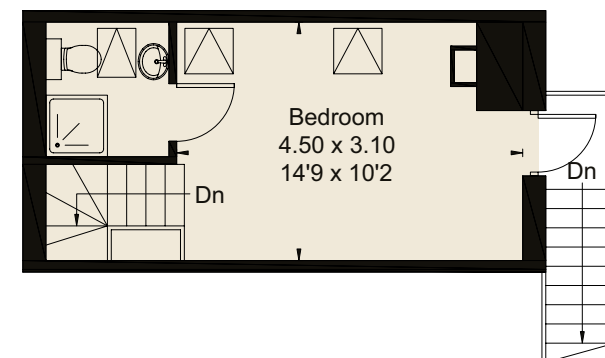


Ground Floor



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Approximate Floor Area = 71.7 sq m / 772 sq ft



First Floor

**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 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. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: January 2025. Particulars written: February 2025. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	85

