

7 THE OLD QUARRY

ARLINGTON, BIBURY, GLOUCESTERSHIRE



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

**Immaculately presented 3 bedroom
modern edge of village terraced house
with stunning gardens and rural views**

Ground Floor: Reception Hall • Sitting Room • Study with plumbing • Cloakroom

Lower Ground Floor: Kitchen/Dining/Living Room with Pantry Room • Boot Room • Utility Room

First Floor: Principal Bedroom with view • Further double Bedroom • Single Bedroom • Shower Room

Outside: Stone south facing Terrace • Pretty Landscaped Gardens • Summer House • Shed
• Private Parking – Drive



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DESCRIPTION

7 The Old Quarry is located in the highly desirable Cotswold village of Arlington, within the parish of Bibury. It has been beautifully maintained and improved by the current owners since they purchased it in 2018. It is believed to have been built about 47 years ago and is an attractive, light and spacious 3 bedroom modern Cotswold Stone terraced house. It has been built to a high standard and offers some features typical of a period house, such as mullion windows, and yet has the comforts of a modern house. It really does offer the perfect balance between classical and modern, for ultimate comfort.

Since being built the property has been sympathetically improved throughout. The accommodation is arranged over three floors and all the rooms flow well between each other, with an emphasis on space and light whilst taking advantage of the pretty outlooks. Particularly the south facing rural views to the rear of the house. Entrance into the front of the property is via the ground floor which leads to a reception hall, cloakroom, study and an impressive L-shaped sitting room with wood burning stove and stone surround, and dual aspect and south facing views over the garden. From the reception hall leading down the stairs to the lower ground floor is a utility room and boot room. However, of particular note is the spacious kitchen/dining/living room which has access out to a south facing stone terrace through French doors and a large pantry room off it with its own entrance. The kitchen / living space area on the lower ground floor forms part of a garage conversion project, undertaken some years ago, and offers a much better use of space for modern day living and is one of the many key features of the house. Up the stairs from the reception hall is the first floor where there are two double bedrooms, a single bedroom and a shower room. Of note is the spacious principal bedroom as it benefits from fitted cupboards but also stunning views over the garden and countryside beyond. There is also an attic which offers a future purchaser potential for further living space, subject to the necessary consents.



OUTSIDE

The gardens and grounds are immaculately presented and one of the many stand out features of the property. To the front of the house is level lawn with a path leading up to the front door, with the main gardens being located to the rear of the property. Directly off the kitchen/dining/living room is an immaculate south facing stone terrace which is full of colour in spring and the summer with climbing roses, as well as other plants and shrubs. There is a spacious driveway for 3/4 cars. Beyond the drive up a couple of stairs is the most delightful level landscaped gardens that the owners have put a lot of time and effort into. There is a very pretty pagoda dining area with wisteria, roses and a variety of climbing plants. The garden is mainly laid to lawn with paths intersecting it, fruit trees and an array of plants, and shrubs. There is also a fantastic summer house towards the bottom of the garden and a large shed. At the bottom of the garden there is a gate that leads out to a field which connects to walkways to the village and beyond.

SITUATION & AMENITIES

The River Coln flows through some of the most picturesque 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, occupying the land to the west of the river it was developed around historic wool mills, known to date back to 1066. Arlington Row, which formerly housed mill-workers, is a famous National Trust landmark. Within the combined villages are an historic parish church; primary school; The Swan hotel with restaurant; a trout farm with shop, post office and shop; and the wonderful highly regarded new deli, The Twig. The popular Catherine Wheel pub is within a short walk of the property. Nearby Barnsley has excellent dining at both The Village Pub and The Pig at Barnsley House. Cirencester is only 7 miles away and provides an excellent range of independent shops, boutiques, and restaurants as well as regular markets, Waitrose and four other supermarkets.



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 School and The Cotswold Academy, both highly regarded. There are many private schools within easy reach.

Local leisure activities include cricket at Bibury Cricket Club, sailing at the Cotswold Water Park, boating on The River Thames, golf at Burford and Cirencester, polo at Cirencester Park and superb walks throughout the surrounding countryside.

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.

The neighbour at No.8, the Old Quarry, has a right of way through the driveway area to the rear of the property.

SERVICES

Mains drainage, electricity and water are connected to the house. Oil fired central heating. No tests to the suitability of services has been carried out and intending purchasers should commission their own tests (if required).



FIXTURES & FITTINGS

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

TENURE

Freehold with Vacant Possession.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester GL7 1PX. T: 01285 623000. W: cotswold.gov.uk

COUNCIL TAX: Band E

VIEWING

Strictly by appointment only. Please contact Cirencester Office 01285 883740 or The London Office 0207 839 0888 or cirencester@butlersherborn.co.uk

DIRECTIONS (GL7 5ND)

As you enter Arlington from the Cirencester direction, 7 The Old Quarry is on the right-hand side shortly after entering the village. You will see a row of cottages with an archway. To reach the private parking go beneath the archway and the private drive in on the left behind a wooden fence.

what3words: ///whistle.bonus.overlaps

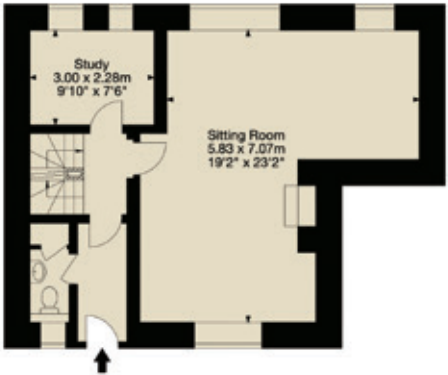


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7 The Old Quarry, Arlington Bibury, Cirencester, GL7 5ND
Gross Internal Area (Approx.)
158 sq m / 1,700 sq ft



Lower Ground Floor



Ground Floor



First Floor

Capture Property Marketing 2025. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

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