



THE OLD POST OFFICE

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 classic Grade II Listed village house with gardens and parking.

Ground Floor: Entrance Hall • Sitting Room • Dining Room • Kitchen • Utility Room • Cloakroom

First Floor: Main Bedroom with En Suite Shower Room
Two Double Bedrooms • Bath and Shower Room

Second Floor: Bedroom • Cloakroom • Loft Storage

Outside: Front Cottage Garden • Separate Garden Parking



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DESCRIPTION

Located on the edge of Arlington Green, this substantial detached Cotswold stone house exudes charm and character. A former village Post Office, the property has been lovingly maintained, offering spacious accommodation over three floors, brimming with period features. With a beautifully tended front garden, plus additional gardens and private parking conveniently located across the road, this home seamlessly blends historic elegance with modern comfort.

A welcoming central hallway leads to two reception rooms. The sitting room, accessed via a small flight of steps, is bathed in natural light from a striking bay window and has a wood-burning stove, set within a charming feature fireplace, and elegant panelling. The dining room has beautiful oak flooring, built-in storage, a cut-stone fireplace, and charming window seats with period shutters. To the rear, the generous kitchen features a wide range of fitted units and central island, granite worktops, flagstone flooring, and integrated appliances. An adjoining utility/boot room with a cloakroom adds essential practicality.



The first floor is home to the principal bedroom, complete with a shower room. Two further double bedrooms are served by a well-appointed family bath and shower room. On the second floor, a delightful double bedroom with built-in storage enjoys its own cloakroom. There is also versatile eaves storage which could serve as a home office or hobby room.

OUTSIDE

Enjoying an elevated position, the mature front garden is planted with established hedging and plants. On the other side of the road, are further gardens and off road parking which overlook a neighbouring field.

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 and electricity. Oil fired central heating. Private drainage to a shared cesspit. Fibre 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. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

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 Old Post Office has a right of way over the main path to the house from Farm Road. The house also has a right of access to the cesspit, and a right of access to the rear of the house for maintenance.

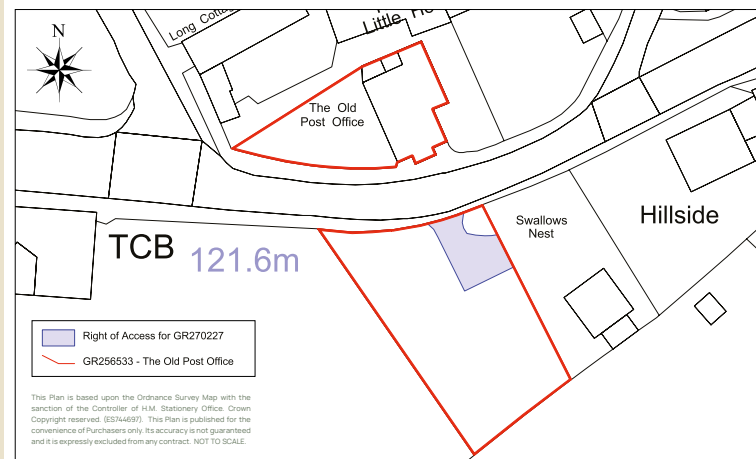
TENURE

For sale freehold with vacant possession.

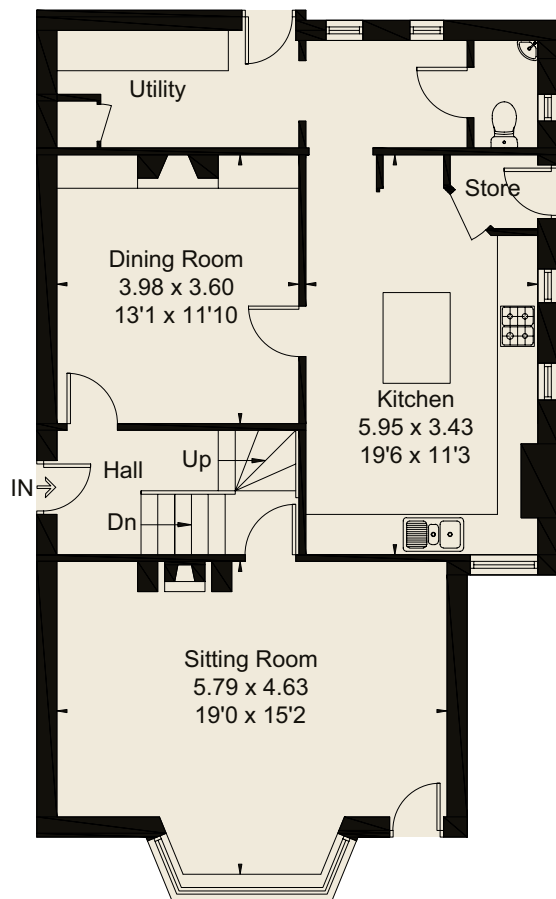
LOCAL AUTHORITY

Cotswold District Council

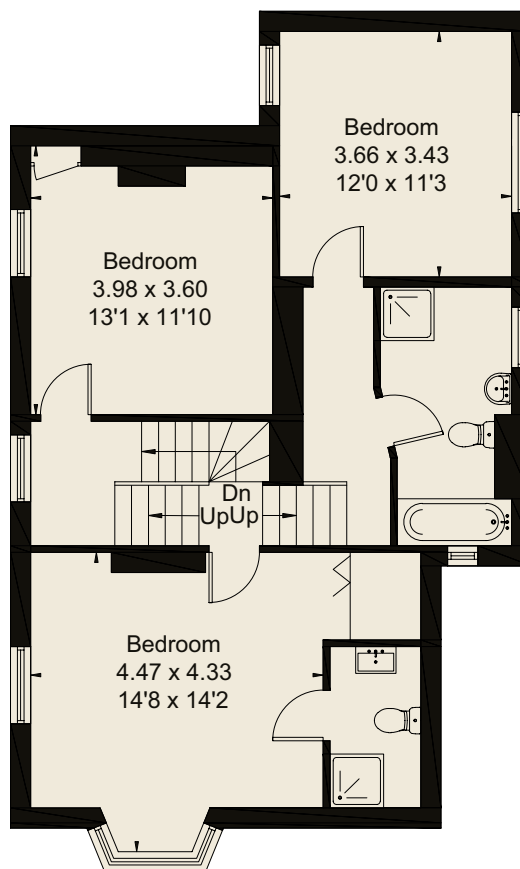
COUNCIL TAX: Band C



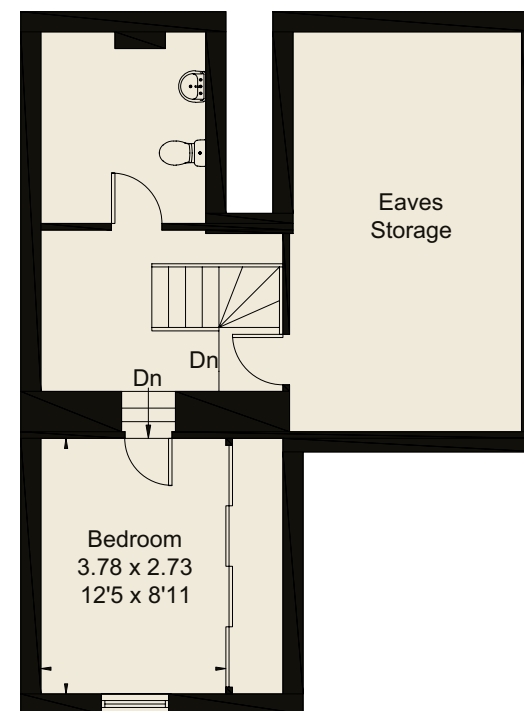
Approximate Floor Area = 191.5 sq m / 2061 sq ft



Ground Floor



First Floor



Second Floor



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VIEWINGS

Please telephone Butler Sherborn, Cirencester Office
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DIRECTIONS (Postcode GL7 5ND)

On entering Bibury from Cirencester, continue straight and the property is located on the left hand side as the road bends around to the left immediately after the red telephone kiosk to the right of the road. The parking area is on the other side of the road.

What3Words:///movements.flooding.crescendo
(this takes you to the parking area).



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