

THE VICARAGE

PACKHORSE LANE, BIBURY



Cirencester 7 miles, Burford 9 miles, Kemble 12 miles
(BR Station London-Paddington about 65 minutes),
Cheltenham 19 miles, M5 (J.11a) 24 miles, M4 (J.15)
24 miles (All distances and times are approximate)

A classic Grade II Listed Cotswold village house in need of updating

Ground Floor: Sitting Room • Drawing Room • Kitchen
Snug • Boiler Room • Cloakroom

First Floor: Main Bedroom with En Suite Bathroom
Two Further Double Bedrooms • Shower Room

Second Floor: Two Attic Bedrooms

Outside: Walled Gardens • Parking



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DESCRIPTION

Originating from the 19th Century with a later extension, The Vicarage occupies an elevated position with views to the church on the edge of the desirable village of Bibury. With its classic frontage, it is constructed of Cotswold stone under a Cotswold stone tiled roof. The property, although recently inhabited, is now in need of updating throughout. The accommodation is arranged over three floors and totals in all just over 2,750 sqft.

Outside, the house is surrounded to three sides with mature lawned gardens and seasonal planting with private parking .

The Vicarage offers buyers an increasingly rare opportunity to acquire a very special village house with potential to be renovated and finished to their own taste and specification.

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, post office and shop; and The Twig deli. The Catherine Wheel pub is within a short walk of the property. "Eleven" which has been newly refurbished has now opened with a Post Office, deli and restaurant.

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.

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.



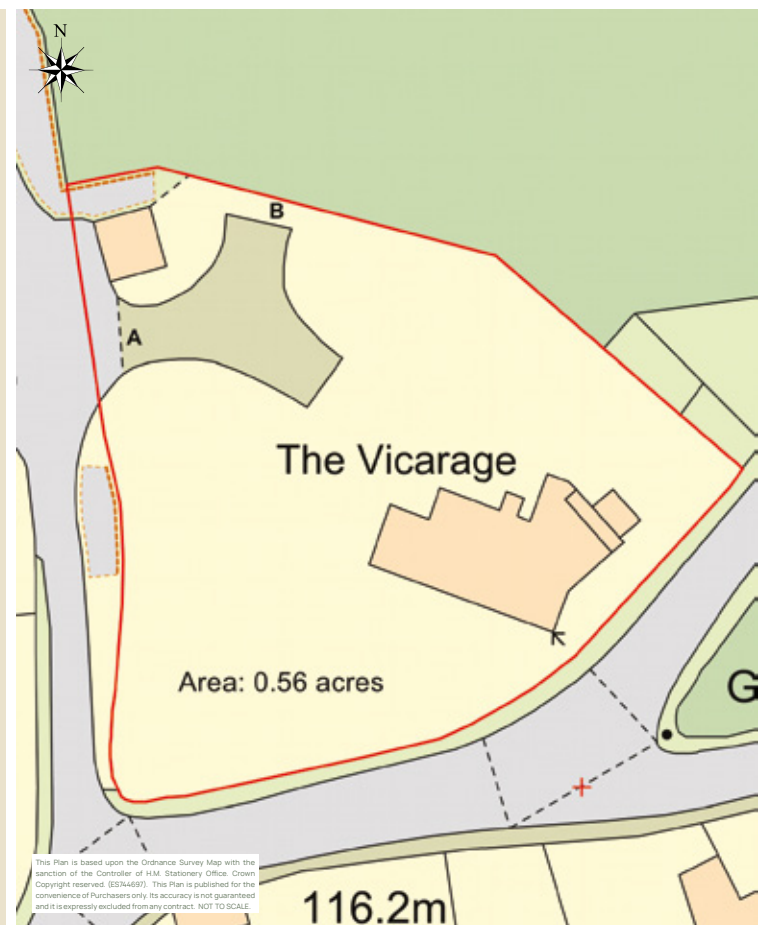
Education in the area is excellent with a charming village school and nearby secondary schools in Cirencester and Fairford. There are many private schools within easy reach.

RIGHT OF WAY

The Seller will reserve a right of way over the driveway marked A to B. The Seller intends to create a new access to their adjoining glebe land and planning permission is being applied for to create this new access off the main road. Whilst this is being implemented a right of way over the driveway will be included in the transfer deed.

SERVICES

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





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.

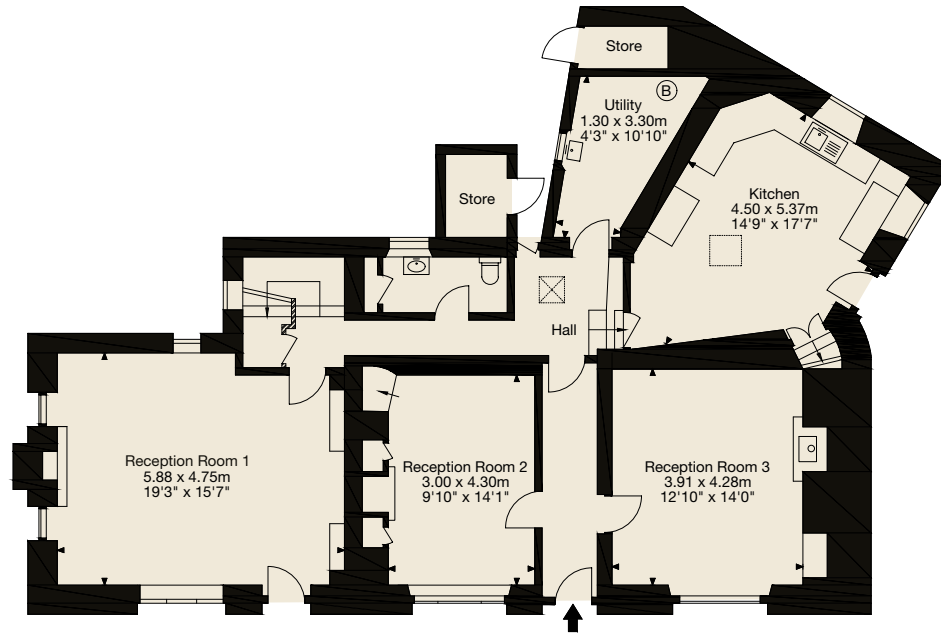
FIXTURES & FITTINGS

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 some may be available by separate negotiation.

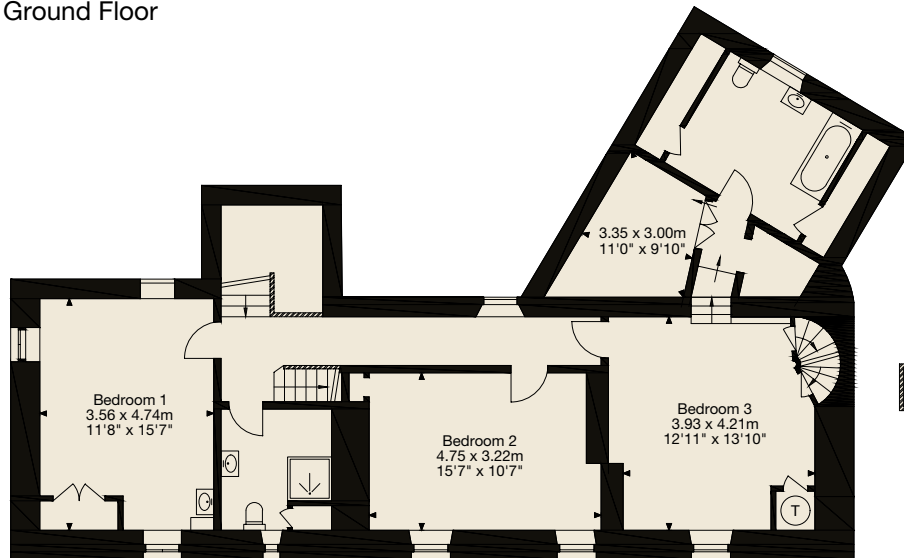
TENURE

Freehold with vacant possession.

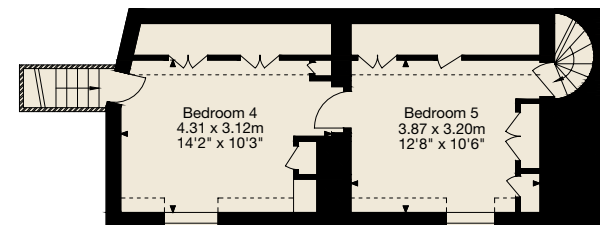




Ground Floor



First Floor



Second Floor

The Vicarage, Bibury, Cirencester GL7 5NT
 Gross Internal Area (Approx.)
 Main House = 256 sq m / 2,755 sq ft
 Stores = 3 sq m / 32 sq ft
 Total Area = 259 sq m / 2,787 sq ft

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 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.

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band G

VIEWINGS

Viewings strictly by appointment only. Please telephone Butler Sherborn, Cirencester Office T 01285 883740 or E cirencester@butlersherborn.co.uk.

DIRECTIONS (GL7 5NG)

From Cirencester take the B4425 towards Burford and after approximately 6 miles you will enter the village of Bibury. Continue through the village over the bridge and along the River Coln. Continue up the hill, passing the turning to the Church, and as the road bends to the right, take the left turn up Packhorse Lane where the property is located on the right hand side.

what3words: ///media.slope.theory



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