



# SPINNERS COTTAGE

10 ARLINGTON CORNER, BIBURY

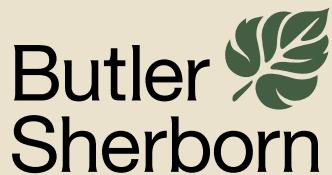
Cirencester 6.5 miles, Burford 10 miles,  
Cheltenham 17 miles, Oxford 29 Miles,  
Kemble Station 12 miles  
(London Paddington from 69 minutes)  
(All distances and times are approximate)

## A classic Grade II Listed Cotswold cottage

**Ground Floor:** Entrance Hall • Kitchen/Dining Room

**First Floor:** Sitting Room • Double Bedroom  
Shower Room

**Second Floor:** Double Bedroom • Bathroom  
Courtyard Garden • Cellar



### Cirencester Office

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

Spinners Cottage is a charming two-bedroom terraced cottage which has been sympathetically updated by the current owners while retaining much of its character and original features including exposed beams, mullion windows, and window seats. The accommodation is arranged over three floors and is well-presented throughout.

The entrance hall opens to a lovely light open plan kitchen dining room with a fitted kitchen to one end with an Everhot and access to a private courtyard garden to the rear. There are winder stairs down to the cellar which has power making it a useful space for appliances. On the first floor is a dual aspect sitting room with a stone feature fireplace, double bedroom with built in cupboards, and a shower room. On the second floor the main bedroom suite has built in storage and a bathroom.

## 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.

## SERVICES

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

## TENURE

Freeland

## 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. Contents available by separate negotiation.

## LOCAL AUTHORITY

Cotswold District Council

## COUNCIL TAX

Band E

## EPC

Rating E

## VIEWINGS

Viewing by appointment only. Please telephone Butler Sherborn Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E [cirencester@butlersherborn.co.uk](mailto:cirencester@butlersherborn.co.uk)

## DIRECTIONS (GL7 5NF)

On entering Bibury from Cirencester, 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. Keeping the Green on your right follow the green around the whole way turning left onto the top lane. Continue along the lane for just over 100 meters. Spinners Cottage can be found in the courtyard to the right.

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Approximate Gross Internal Area = 1,153 sq. ft/ 107 sq. m  
Cellar: 173 sq ft/ 16 sq. m, Ground Floor: 268 sq. ft/ 25 sq. m  
First Floor: 391 sq. ft/ 36 sq. m, Second Floor: 321 sq. ft/ 30 sq. m  
Illustration for identification purposes only. Measurements are approximate.

**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: August 2025. Particulars written: September 2025. Brochure by wordperfectprint.com

