

# Old Dairy Barn

Awkward Hill, Bibury, Cirencester, Gloucestershire





## A well-proportioned, spacious family home with generous gardens and rural views. Located in the desirable village of Bibury.

Cirencester 7 miles | Kemble Station 12 miles (London Paddington from 70 minutes) | Cheltenham 16 miles | Oxford 29 miles | Heathrow Airport 63 miles. (All distances and times are approximate).



### Summary of accommodation

#### Main House

**Ground Floor:** Reception hall | Kitchen/breakfast room | Dining room | Drawing room | Sitting room | Study/library | Garden room | Boot room  
Utility room | WC

**First Floor:** Principal bedroom with en suite bathroom | Four further bedrooms | Family shower room

#### Garden and Grounds

Garden | Orchard | Double garage

## Situation

(Distances and times are approximate)

Old Dairy Barn is tucked away from the main roads and only a short walk from the village.



Bibury shop, Trout Farm shop, Post Office/Coln St. Aldwyns Village Store (2.2 miles). Cirencester (7.5 miles).



The Catherine Wheel, Twig Café and the Swan Hotel.



Kemble station to London Paddington (from 70 mins) and Cheltenham Spa.



Bibury Primary School, Cirencester, Oxford, Hatherop Castle.



Excellent walking and cycling on the extensive network of footpaths and bridleways across the Cotswolds Area of Outstanding Natural Beauty.



Newbury, Cheltenham and Cocklebarrow. Eventing, polo and hunting in the locality.



Cirencester, Burford, and Naunton Downs.



Cotswold Water Park



Everyman Cheltenham, The Barn in Cirencester



## The Property

Old Dairy Barn is a charming Cotswold home, blending traditional character with modern comforts. It features period details such as fireplaces and exposed beams and has been lovingly maintained by the current owner for the past 20 years. Located in a private position in a sought-after village, the home offers generous living space with stunning views of the surrounding countryside.

The ground floor includes a spacious kitchen breakfast room with a large island and Aga leading into the dining room, drawing room with a wood burner, and a light-filled sitting room. All these rooms enjoy a South-West aspect and overlook the garden. French doors from the sitting room and dining room open to the patio and garden. There is also a cosy study/library and a downstairs cloakroom at the front of the house.

Upstairs, the principal bedroom features a contemporary en suite bathroom, with four additional double bedrooms and a family shower room completing the floor. This home combines timeless charm with modern functionality, offering a wonderful family living and entertaining setting.

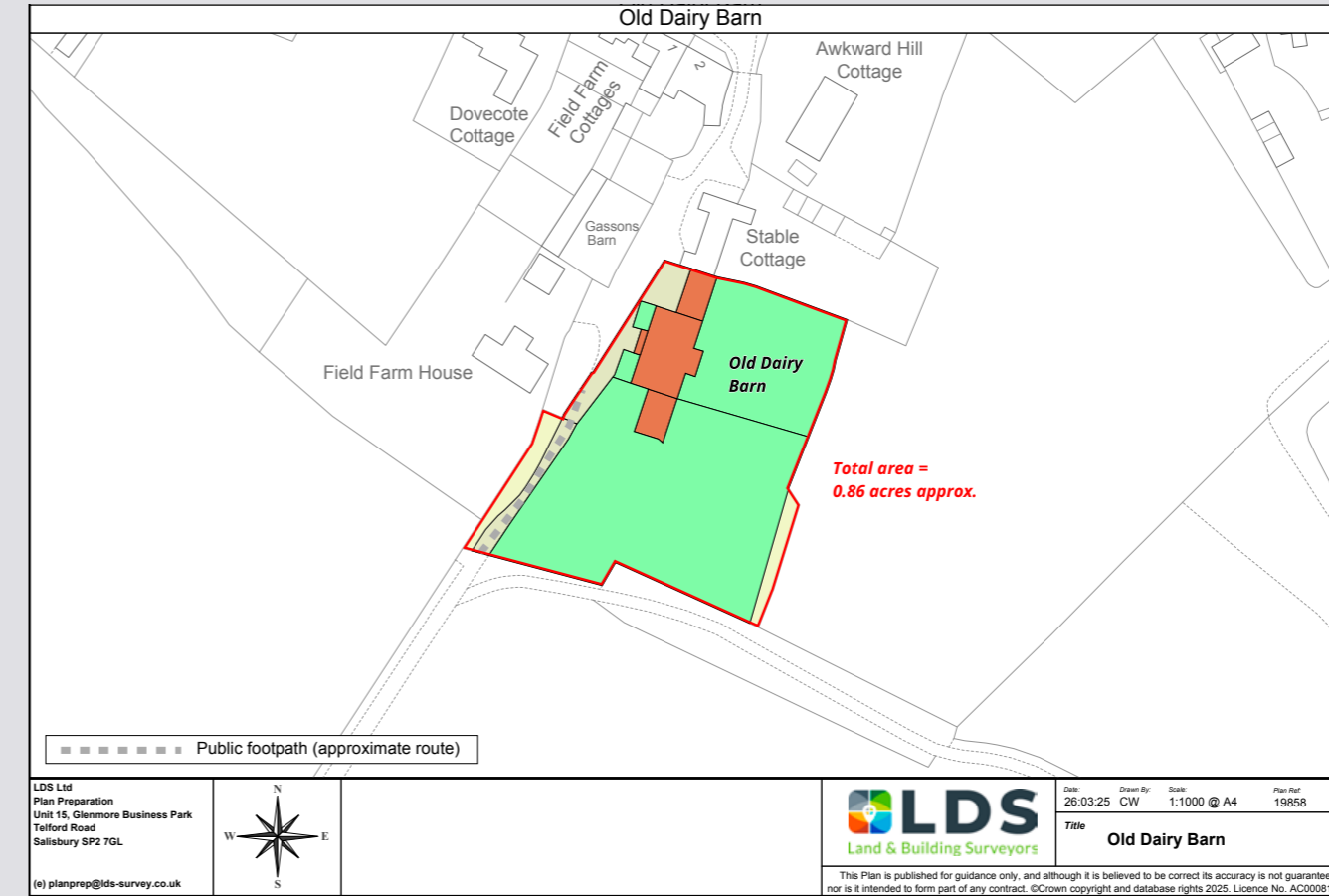
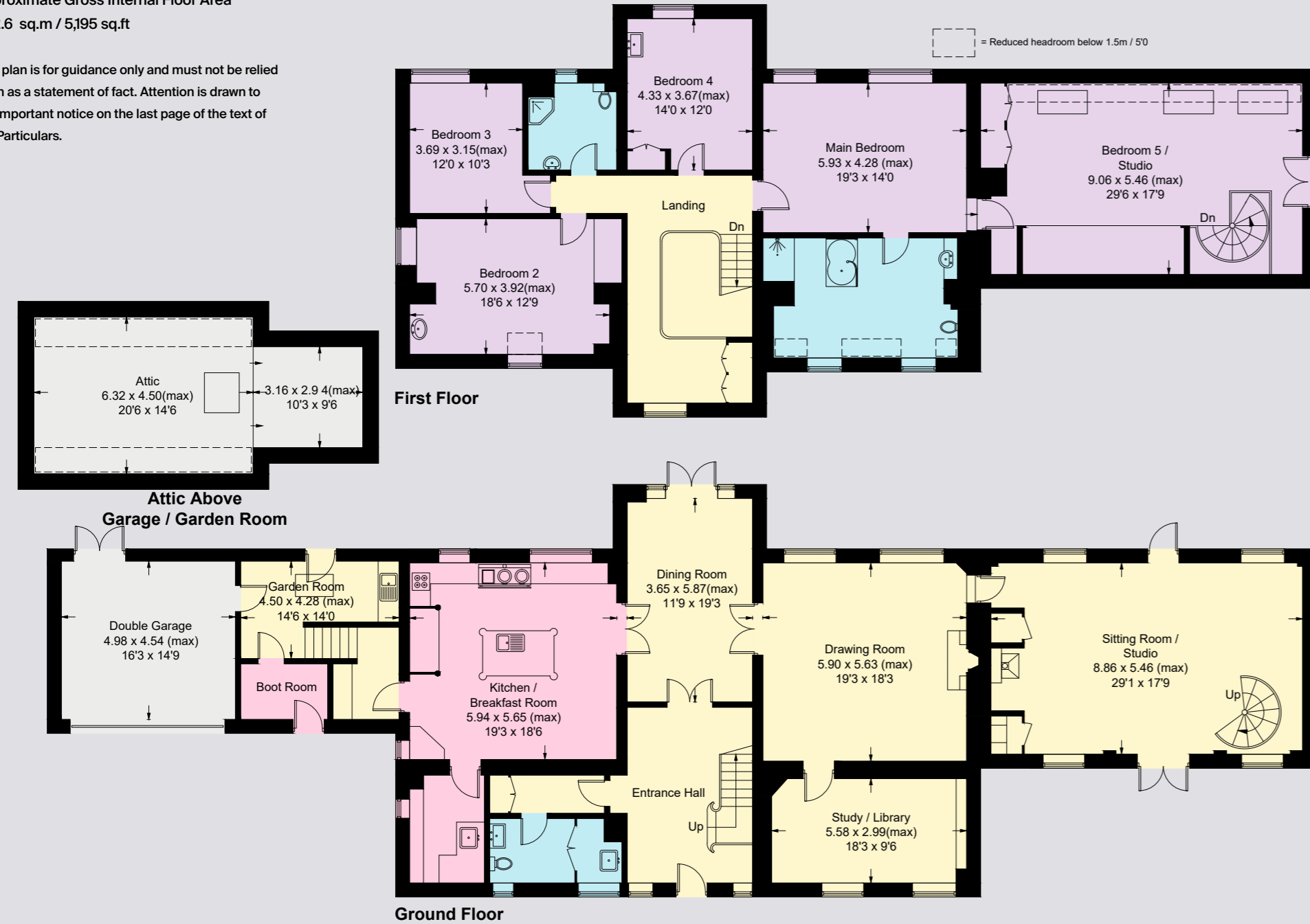




# FLOORPLAN

Approximate Gross Internal Floor Area  
482.6 sq.m / 5,195 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



## Gardens and Grounds

The Old Dairy Barn is set within beautifully landscaped gardens, which the current owner has looked after and improved over the years. It is mainly laid to lawn with mature trees and hedges with picturesque views. At the bottom of the garden is a lovely vegetable patch/ potting area separated by a Cotswold Stonewall.

## Property Information

**Tenure:** Freehold

**Services:** Mains water, drainage and oil fired central heating.

**Local Authority:** Cotswold

**Council Tax:** Band H

**EPC:** C

**Guide Price:** £1,600,000

**Postcode:** GL7 5NH

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025. Photographs and videos dated March 2025.

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