



1 Jubilee Court Arlington, Bibury, Gloucestershire, GL7 5ND
Asking Price £268,500

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

Cain & Fuller

The village of Bibury described by William Morris as "the most beautiful village in England" and located in glorious Gloucestershire countryside. Jubilee Court was created approx. 20 years ago and offers its residents an opportunity to enjoy this beautiful area, ideal as a full time or second home the accommodation is both light and spacious and presented in excellent condition by the present vendors. The apartment is located on the ground floor with good level access, a main reception room has windows and doors onto a small colourful garden area and offers pleasant views onto the countryside to front. There is a good sized kitchen/diner with a selection of built-in appliances and ample space for dining table, two good sized bedrooms and a selection of storage all serviced by a large family bathroom with separate shower and bath. The apartment is warmed throughout with a radiator in each room and is completed by double glazed windows through the accommodation. Externally there is a small colourful garden which gives direct access to the apartment and opens onto the courtyard where this is allocated parking for each resident and a useful visitors space. We are able to offer this property to the market in a chain free position and would urge early viewing through the agent as properties in Bibury are so rarely available.

Asking Price £268,500



Bibury

The village of Bibury described by William Morris as "the most beautiful village in England". Arlington is a village within the parish of Bibury containing a parish church; primary school; renowned Hotel; trout farm and shop with the Twig deli. The Catherine Wheel pub is within a short walk of the property, whilst 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. The village is surrounded by fabulous Gloucestershire countryside ideal for a long list of country pursuits

Nearby Cirencester

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath.

Sailing is available on the lakes between Cirencester and Swindon.

Outside and Parking

To the front of the apartment there is a small open plan garden with established beds and pathway to entrance door, there is a lovely view onto open fields in the distance.

There is also a communal garden area to the corner of the courtyard for residents to take in the air in the summer months.

Parking - the apartment benefits from an allocated parking space in front of the property with a visitors parking space number 7 in the residents car park.

Viewing

Through Cain and Fuller in Cirencester

Council Tax

Band C

Tenure

Leasehold - lease length of 999 years with 979 years remaining - the owners have a share of the freehold

Maintenance charge - we are informed by the vendor an annual service charge of £1080.00 for the apartment is payable.

EPC

To follow

Broadband and Mobile

We recommend purchasers go to Ofcom for further details.

Agents Note

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.

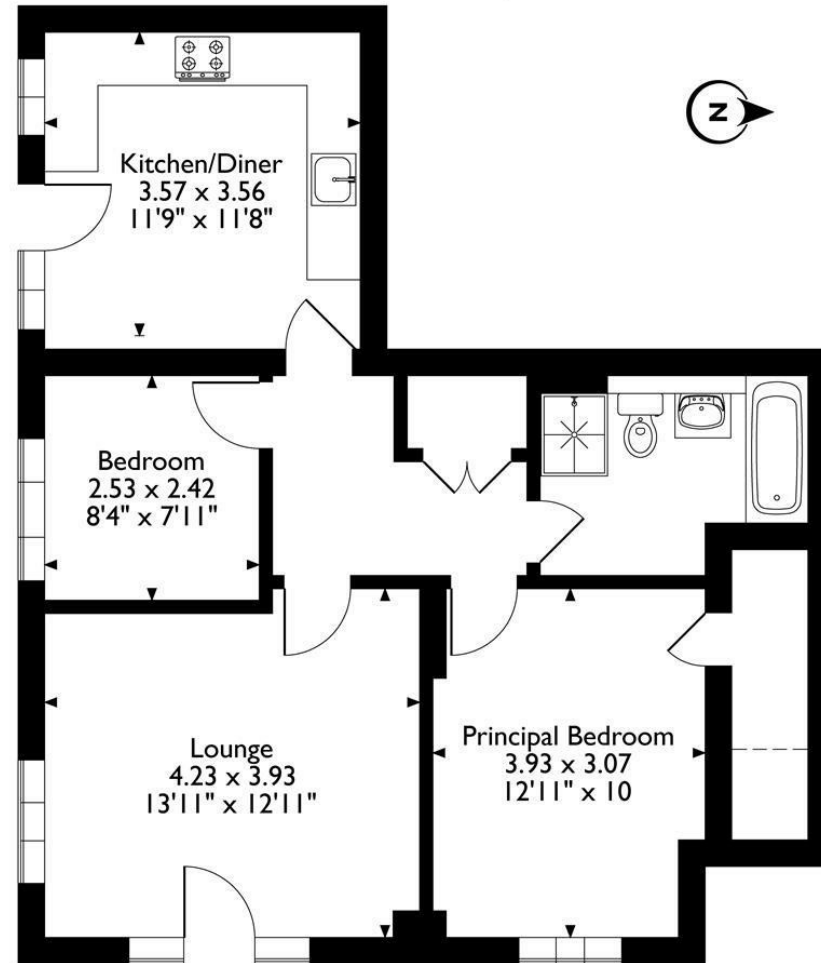
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering 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





1 Jubilee Court, Arlington, Bibury, Cirencester, Gloucestershire
Approximate Gross Internal Area
67 Sq M/721 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.