

ARLINGTON MANOR

BIBURY, GLOUCESTERSHIRE





Arlington Manor

Bibury, Gloucestershire

An Outstanding Grade II Listed Village House

THE PRINCIPAL HOUSE

Ground Floor: Reception Hall • Kitchen Dining Room • Drawing Room • Sitting Room • Study • Cloakroom • Laundry Room • Boot Room • Cellar

First Floor: Main Bedroom Suite with Bathroom and Dressing Room • Guest Bedroom with Shower Room

Second Floor: Bedroom 3 with Dressing Area • Bedroom 4 with Dressing Room • Bathroom

THE BARN

Vaulted Reception Room • Dining Hall • Kitchen • Bedroom and Mezzanine Study • Wet Room

THE COTTAGE

Sitting Room • Kitchen • Bedroom & Shower Room • Cloakroom

OUTSIDE

Walled Garden and Courtyard with Well • Parking

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)



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DESCRIPTION

Originating for the 17th-century house with 18th-century additions and having served as the farmhouse on the Barnsley Park estate in 1839, this very special village house is Grade II Listed with an iconic Cotswold frontage adorned with roses, located on a side lane in Bibury. The interiors are beautifully designed and presented complementing original features throughout. On the ground floor a remodeled and newly fitted sleek kitchen designed by Dominic Ash with a fireplace and fitted appliances opens to the garden. Two elegant receptions rooms with open fireplaces sit either side of the reception hall with original wooden flooring and a wood burner. On the first floor is a luxurious main bedroom suite with a newly fitted bathroom and dressing room. A second guest suite completes this floor with two further bedrooms and dressing rooms on the second floor served by a bathroom.

Originally part of the main house, the current owner has created a separate wing which is now independent and serves as The Barn with a magnificent, vaulted reception room with what was originally a "party barn". Now it is complimented by a dining hall, kitchen and bedroom with shower room and study. A further one-bedroom cottage, which can be reached either by its own access of the main house, could serve as further staff accommodation or as a rental.

Set behind secure wrought iron gates, the house is fronted by private parking and an enchanting walled courtyard garden with water feature and seating with a further lawned garden with various areas to enjoy the sun during the summer months.

Arlington Manor offers buyers an opportunity to acquire a beautifully finished Cotswold house suited to family living and entertaining. Equally it could serve as a perfect second home with space to accommodate a housekeeper and easily maintained gardens.





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. 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. "Eleven" which has been newly refurbished has now opened with a Post Office, deli and restaurant.

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. Oil fired central heating. Underfloor heating in the barn and main bathroom. Security alarm. 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 some may be available by separate negotiation. The water feature in the courtyard is not included.

TENURE

Freehold with vacant possession.

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.



LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, GL7 1PX. T: 01285 623000 W: cotswold.gov.uk

COUNCIL TAX: Band H

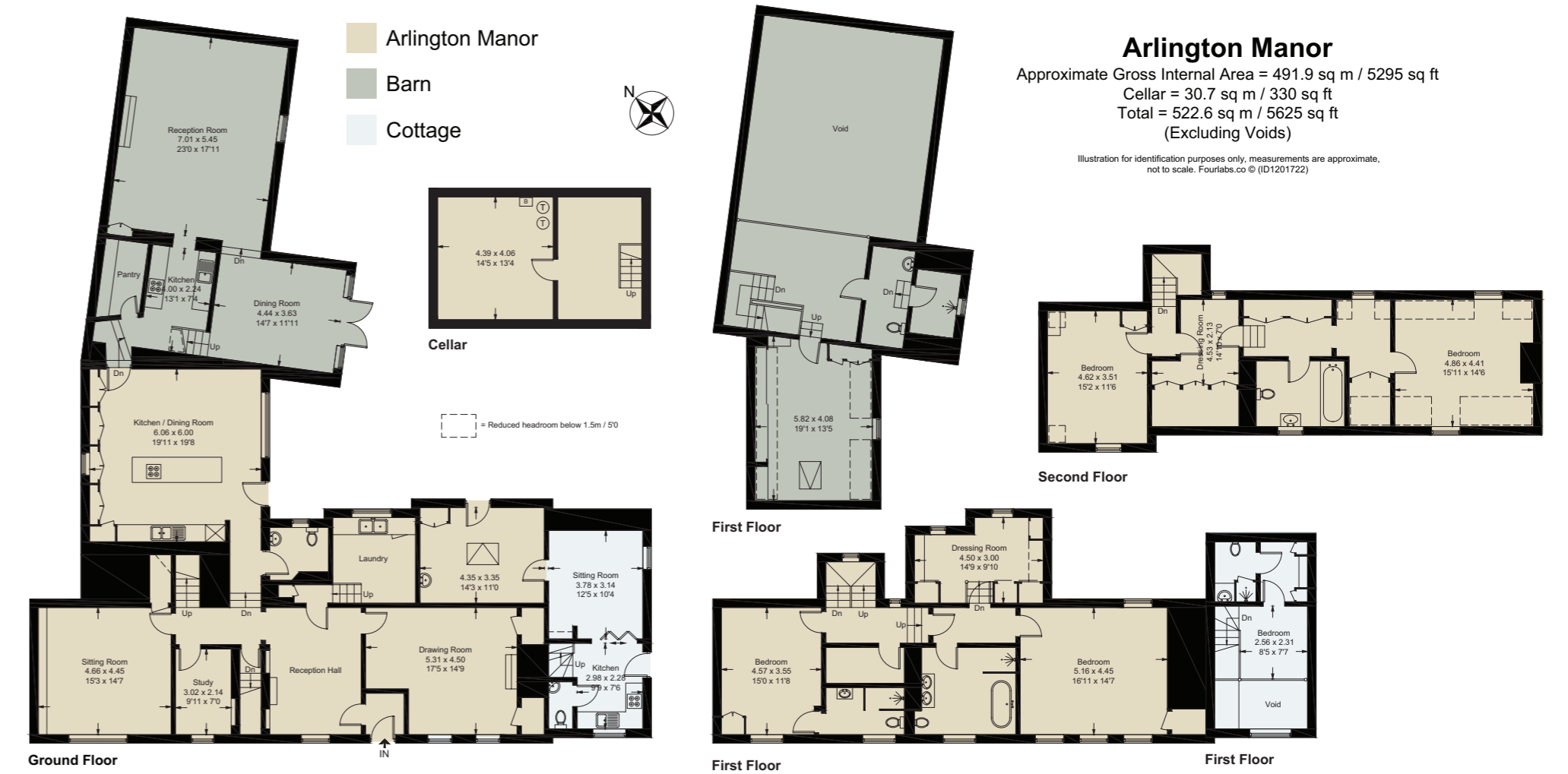
VIEWINGS

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

On entering Bibury from Cirencester, continue straight and just past the Catherine Wheel pub is a lane on the right-hand side (before you reach The Twig). Arlington Manor is immediately on your left.



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: May 2025. Particulars written: May 2025. Brochure by wordperfectprint.com



