

## Arlington Green, Bibury, Cirencester, Gloucestershire, GL7 5NE



- Detached cottage ● Two bedrooms ● Kitchen ● Light sitting room ● Garden dining room ● EPC F
- Parking for two cars ● Secluded position within the sought-after village of Bibury ● No onward chain

# Arlington Green,

Bibury, Cirencester, Gloucestershire, GL7 5NE

## Key Features



2  
Bedrooms



1  
Bathrooms



1  
Receptions

## About the property

Squirrels Leap is a charming two-bedroom detached cottage nestled in the heart of Bibury often hailed as the ultimate quintessential Cotswold village. The property offers the rare advantage of private parking for two cars, along with a pretty, secluded garden.

Upon entering, you are welcomed into a generous sitting room featuring a characterful stone fireplace. Adjacent is a compact yet functional kitchen. From the sitting room, double doors lead into a bright garden room, providing an ideal dining space with lovely views of the garden. Cleverly designed storage solutions are incorporated throughout the ground floor.

Upstairs, the first floor comprises a double bedroom with a built-in storage cupboard, a small family bathroom, and a single bedroom.

While the property would benefit from some updating, it presents a wonderful opportunity to secure a delightful slice of Cotswold life in one of the region's most sought-after locations.

## Amenities

Bibury is a charming, typically Cotswold, village just a short drive from "The Capital of the Cotswolds", Cirencester. Bibury was once described by William Morris (1834-96) as "the most beautiful village in England".

Attractions in Bibury include Arlington Row, a row of weavers cottages built of local stone next to the River Coln, Arlington Mill, the Bibury Trout Farm and the Saxon Church, the Church of St Mary. The north Chancel wall of the Church is home to a stained-glass window which was designed in 1927 by Karl Parsons and was featured in the 1992 Christmas stamp set issued by the Royal Mail.

The River Coln flows through Bibury sandwiched between the main village street and an expanse of boggy water meadow known as Rack Isle. With Arlington Row as a backdrop, it makes one of the most picturesque scenes you will find in the Cotswolds.

Contributing to the area's appeal are the convenient transport links with easy access to the M40 via the A40 and to the M4 via the A419. There are also train links from Kemble Station (about 12 miles) to London Paddington in about 75 minutes.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## Directions

From Cirencester take the B4425 towards Burford , follow through the village of Barnsley then into Bibury.

Follow the road down into the village and just after the road bends to the left and before The Catherine Wheel take the slip road on the left, sign posted for the 'Baptist Church'.

Continue as the road bends to the left and the property can be found on the first left hand turning on the left hand side.

What3Words /// awestruck.tidying.squad

## Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage – Mains Supply

Heating - Oil

## Local Authority

Cotswold District Council

Council tax Band - C

## Our reference

CIR250261

23rd December 2025

## We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

*what the owner said*

It is a charming old, detached cottage in a quiet and beautiful area.



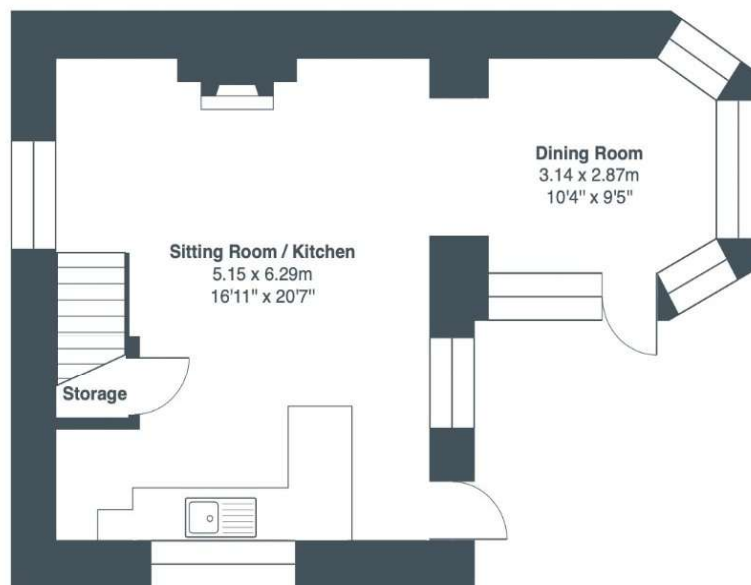




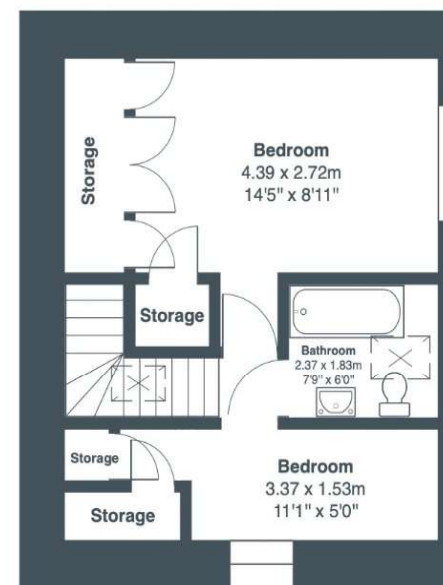








Ground Floor



First Floor

Total Area: 74.5 m<sup>2</sup> ... 802 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**PerryBishop**

PROPERTY MADE PERSONAL

[perrybishop.co.uk](https://perrybishop.co.uk)

**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction. **Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

