

## Aldsworth Road, Bibury, Gloucestershire, GL7 5PA



Semi-detached home • Scope to extend and reconfigure STPP • Double garage • Off street parking • Quiet cul-de-sac with a rural backdrop • Outskirts of the sought after village of Bibury • Subject to Section 157 of the Housing Act 1985 • NO ONWARD CHAIN • EPC D

# Aldsworth Road,

Bibury, Gloucestershire, GL7 5PA

## Key Features



3  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

Set in a quiet cul-de-sac with a rural backdrop on the outskirts of the sought after village of Bibury is this three bedroom semi-detached home benefitting from front and rear gardens, double garage, off street parking, the scope to extend and reconfigure subject to the necessary permissions and regulations, all being offered for sale with no onward chain.

The accommodation is arranged over two floors with the ground floor comprising entrance hall, dual aspect sitting dining room, kitchen breakfast room, cloakroom and an integral double garage with storage loft. The first floor provides the three bedrooms and serviced by a bathroom.

Outside, to the front is a walled garden with gated access on to a drive providing off street parking and leading to the garage. While to the rear is a southerly facing private garden with a block-built store.

Section 157 Housing Act 1985 – 16 Aldsworth Road, Bibury, Gloucestershire, GL7 5PA was formerly part of the Local Authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the Local Authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswolds Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council's website.

## 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.

## 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.

## Directions

From Cirencester, at the Burford Road junction of the A417 take the B4425 road towards Bibury. Proceed through the village of Barnsley into Bibury. Continue through the village continuing on the B4425 heading towards Aldsworth. Aldsworth Close is the next right hand turning.

What3Words /// sympathy.cleansed.sushi

## Services & Tenure

The tenure is freehold. Mains electricity, water, and drainage are understood to be connected. The property is on oil.

## Local Authority

Cotswold District Council.

Council Tax Band C.

## Our reference

CIR/SW/CDH/16092025

## We'd love to hear from you

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## *what the owner said*

A house that has been in the family for numerous years and has a certain amount of sentimental value to both owners. It's a spacious house with loads of potential in the correct hands and will no doubt make a wonderful home for whoever buys it. Located in a beautiful area with minimal distractions, the village is especially scenic with a couple of local pubs for those who want a quiet evening out.











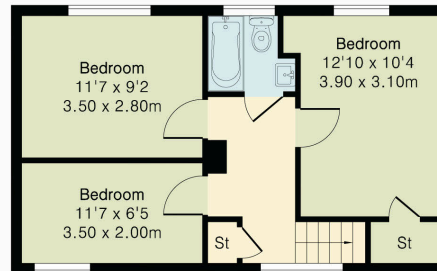




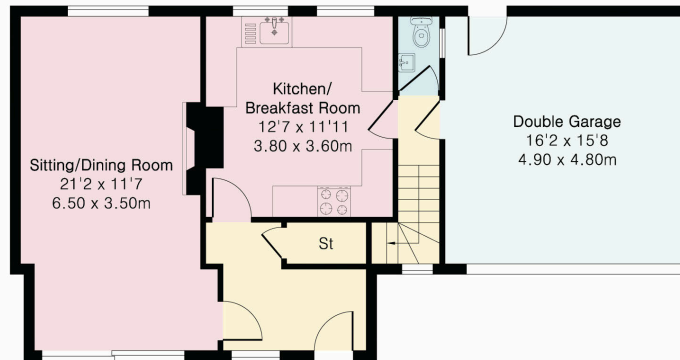
**Approximate Gross Internal Area 1187 sq ft - 110 sq m  
(Including Garage)**

Ground Floor Area 770 sq ft – 72 sq m

First Floor Area 417 sq ft – 38 sq m



First Floor



Ground Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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**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.

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