

## The Old Quarry, Arlington, Bibury, Cirencester, GL7 5ND

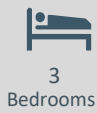


- Immaculately presented three bedroom Cotswold stone terraced home
- Three bedrooms including a principal bedroom with fitted storage and rural views
- Sitting room with wood-burning stove and stone surround
- Impressive open-plan kitchen/dining/living space with direct terrace access
- Scope to create additional accommodation within the attic (STPP)
- EPC D

# The Old Quarry,

## Arlington, Bibury, Cirencester, GL7 5ND

### Key Features



### About the property

An immaculately presented three bedroom Cotswold Stone home with stunning gardens and rural views. Located on the edge of the highly sought-after village of Arlington, within the parish of Bibury, 7 The Old Quarry is a beautifully maintained and thoughtfully improved terraced home offering the perfect blend of traditional charm and modern comfort. Believed to have been built around 47 years ago, this attractive Cotswold stone property features classic elements such as mullion windows, while providing the light, space, and practicality expected of contemporary living. The current owners have sympathetically enhanced the property since 2018, resulting in a home that is both stylish and highly functional.

### The Accommodation:

Arranged over three floors, the layout is designed to maximise space, natural light, and the picturesque south-facing views over the garden and surrounding countryside.

### Ground Floor:

Entrance hall, cloakroom, study, and an impressive L-shaped sitting room with a wood-burning stove, stone surround, and dual-aspect outlook.

### Lower Ground Floor:

A standout feature of the home is the spacious open-plan kitchen/dining/living area—part of a high-quality garage conversion—perfect for modern living. French doors open onto a sunny stone terrace. This level also includes a utility room, boot room, and a large pantry with its own entrance.

### First Floor:

Two double bedrooms, a single bedroom, and a shower room. The principal bedroom enjoys fitted storage and stunning rural views.

### Attic:

Offers excellent potential for additional living space, subject to the necessary consents.

### Outside:

The gardens are a true highlight—beautifully landscaped and lovingly maintained.

### Front:

Level lawn with a pathway leading to the entrance.

### Rear:

A south facing stone terrace directly off the kitchen, ideal for outdoor dining, surrounded by climbing roses and seasonal planting.

Steps lead to an expansive, level garden featuring lawns, fruit trees, winding paths, and a charming pagoda dining area adorned with wisteria and climbing plants.

Additional features include a summer house, large shed, and a gate providing direct access to open fields and scenic walking routes.

### Parking:

Private driveway with space for 3–4 cars.

NB - The property previously had spray foam insulation installed, which has subsequently been professionally removed and certified. Certificate available upon request.

### 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. The Old Quarry. 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'.

### What 3 Words

corrode.shiny.lied

### Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating – Oil

### Local Authority

Cotswold District Council

Council tax Band - E

### Our reference

CIR260055

7th May 2026

### We'd love to hear from you

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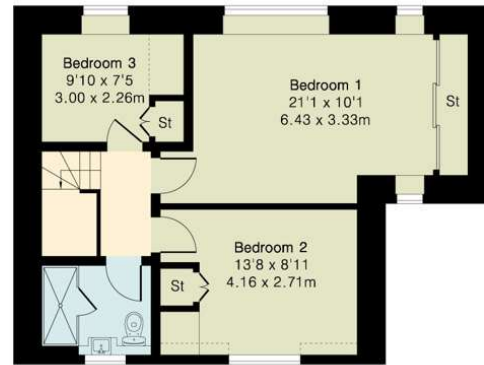


**Approximate Gross Internal Area 1700 sq ft - 158 sq m**

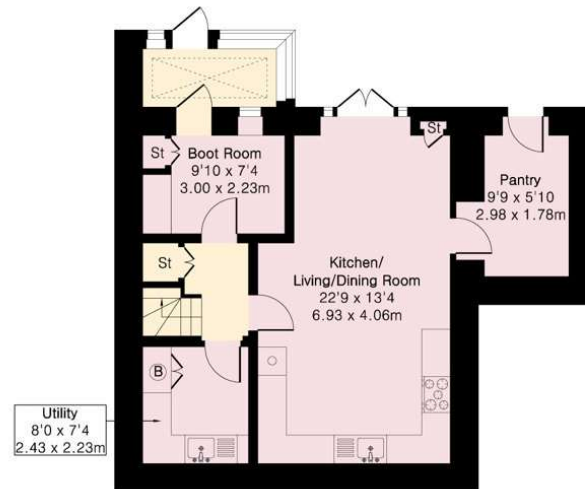
Lower Ground Floor Area 624 sq ft – 58 sq m

Ground Floor Area 538 sq ft – 50 sq m

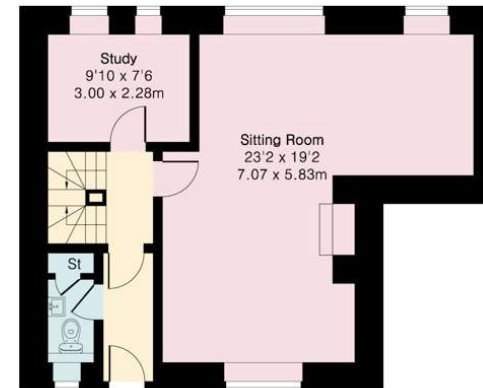
First Floor Area 538 sq ft – 50 sq m



First Floor



Lower Ground Floor



Ground Floor

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