

RANDALLS COTTAGE

Bibury, Gloucestershire GL7 5ND



MOORE ALLEN
& INNOCENT

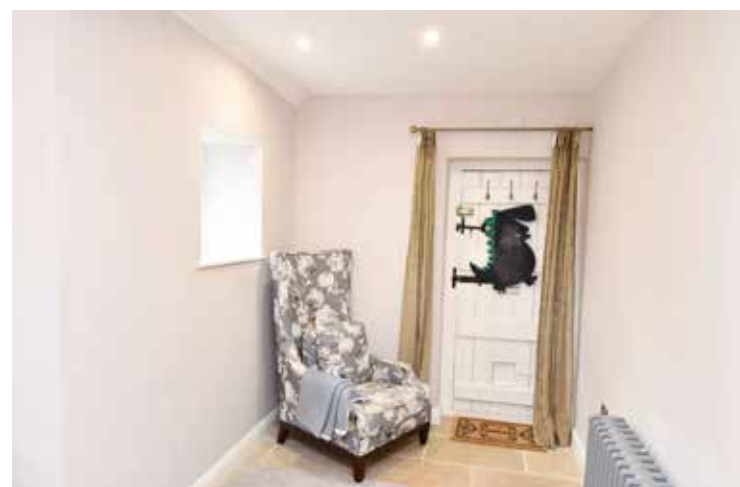


MOORE ALLEN & INNOCENT

A wonderful, detached character cottage nestling in private landscaped gardens and benefitting from a full refurbishment. This beautiful home is finished with great attention to detail and blends crisp modern design with the retained period features, creating a light and versatile living environment.

Set back behind a Cotswold stone wall and neat hedging that screens the lawned garden, a gravelled driveway provides parking in front of the garage; such a valuable asset.

OFFERS IN EXCESS OF
£850,000



Set Centrally within the attractive stone facade is the covered entrance porch. The light, spacious feel is apparent on entering, enhanced by the neutral shades of decoration and floor coverings. The well-balanced living space to either side provides a cosy sitting room and a kitchen/diner.

The generous dual aspect kitchen/diner has a feature bay window to the front and French doors opening out to the patio and rear garden. There is ample space to accommodate a dining table and soft seating area creating the heart of the home. The bespoke kitchen adds a clean modern design with marble worktops complemented by brass finished fittings and a character detail of tongue and groove panelling. Quality AEG and NEFF integrated appliance package including, dishwasher, fridge, freezer, induction hob, extractor, combination microwave oven and a conventional oven.

The sitting room is full of character with a beautiful dressed stone fireplace, exposed timbers, feature bay window and original built-in storage. Polished stone tiled flooring flows through into a flexible space to the rear, currently utilised as a study, ideal for home working or as a kids den/snug. A nice detail are the period style radiators that have been replaced throughout.

To the end of the hallway, an impressive shower room with w/c and basin and a lovely wide timber staircase that leads to a spacious galleried landing with a useful storage cupboard.

To the first floor, a generous principal bedroom with feature window, further double bedroom with built-in wardrobe and a third double bedroom with exposed timbers, built-in storage and a door to a winder staircase leading to an attractive attic room with Velux window, exposed beams and beautiful restored floorboards. A quality fitted family bathroom beautiful cause tiling integrated basin with storage WC and bath

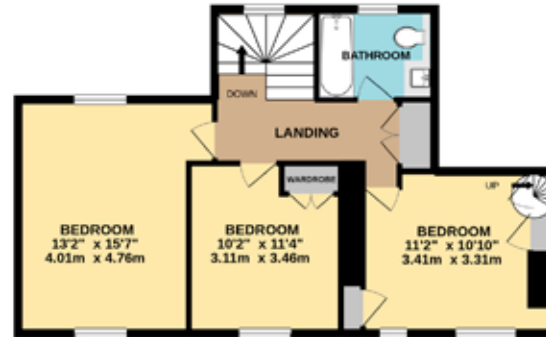
The established rear garden is a fine feature of the property, enjoying a private aspect and views to the rear. Well stocked with a variety of planting, trees and shrubs, with lawn and paved patio creating the ideal space in which to relax, unwind or entertain.

Benefitting from no onward chain

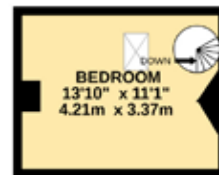




Ground Floor
97.9 SQ.M (1,054 SQ.FT.)



First Floor
54.0 SQ.M (582 SQ.FT.)



Second Floor
13.0 SQ.M (140 SQ.FT.)

Total Approx Floor Area
165.0 SQ.M (1,776 SQ.FT.)



LOCATION

Located in the Cotswolds Area of Outstanding Natural Beauty, Bibury was described by William Morris as "the most beautiful village in England". It is certainly one of the most attractive villages in the Cotswolds, characterised by stone cottages and walls bounding narrow lanes. The village provides most daily needs, including shop, primary school, public houses, hotel and the Grade I listed church of St. Mary. There are also cricket and football grounds.

PROPERTY INFORMATION

Services: Mains water, electricity and drainage are connected to the property with an electric wet heating system feeding radiators. EPC G (18).

Outgoings: Council Tax Band 'E' 2021/22 charges £2,270.73.

Local Authority: Cotswold District Council, 01285 623000.

Tenure: The property is offered freehold with vacant possession.

MA&I

33 Castle Street, Cirencester, Gloucestershire GL7 1QD
01285 648100 cirencester@mooreallen.co.uk

mooreallen.co.uk



DISCLAIMER

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