

Pike Villas, The Pike, Bibury, Cirencester, Gloucestershire, GL7 5NB



Adjacent to and overlooking farmland • Extended semi-detached house • Two reception rooms • Kitchen and downstairs bathroom • Three bedrooms • Generous garden • Driveway parking • EPC E

Pike Villas,

The Pike, Bibury, Cirencester, Gloucestershire, GL7 5NB

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

An extended, sizeable three-bedroom semi-detached family home nestling in the most tranquil position with views to the front and rear over adjoining farmland. Sitting on the fringes of this ever-popular and picturesque Cotswold village of Bibury, the property is well placed to be close to a wide range of amenities, facilities, and some delightful countryside walks.

The accommodation briefly comprises an entrance hall where there are stairs to the first floor and a door to the downstairs bathroom, which as well as a bath has a separate shower cubicle, wash hand basin, and WC. The dining room has an archway leading through into the kitchen where there are a range of wall and base units with working surfaces over and integral appliances. The sitting room enjoys a dual aspect with a window to the front and french doors leading to the conservatory where you can sit, relax, and overlook the garden. From the kitchen, a door leads to a rear lobby where there is a door to the side and to the workshop.

At first floor level, the landing leads to three bedrooms.

Outside, there is ample driveway parking to the front. Pedestrian access leads to the side of the property to the rear garden which is generous in its proportion. There is a lawn area, a sizeable vegetable plot, and a patio to relax and entertain, all backing onto adjoining farmland.

The vendor replaced the fully roof in June 2026

This property is subject to a covenant under the 157 Housing Act 1985. This covenant is entered on the title of all homes originally sold under the Right to Buy Scheme in the Cotswold area of Outstanding Natural Beauty. This is to ensure homes developed with public funding are retained by people with a local connection and who will live in the property as their only home. In accordance with the statute, consent is also needed if the property is to be let.

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.

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 our office in Silver Street, Cirencester, take the B4425 road towards Bibury. Proceed through the village of Barnsley. Just before you enter Bibury there is a crossroad where you turn left towards Abington and Winson. The property can be found about 200 yards on your left hand side.

What 3 Words: ///sharp.obtain.probing

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

CIR/JC/RN/20022025

We'd love to hear from you

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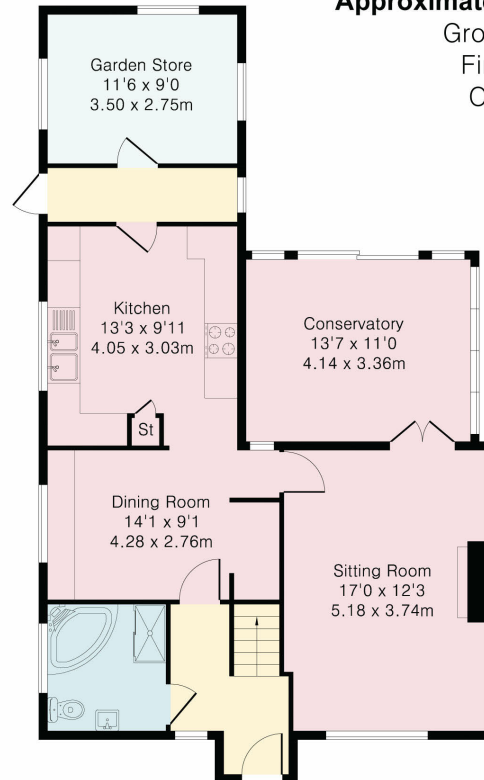


Approximate Gross Internal Area 1453 sq ft - 133 sq m

Ground Floor Area 928 sq ft – 84 sq m

First Floor Area 452 sq ft – 42 sq m

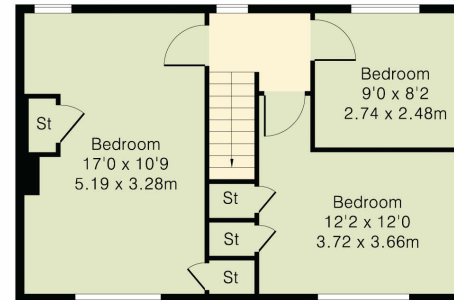
Outbuilding Area 73 sq ft – 7 sq m



Ground Floor



Outbuilding



First Floor

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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 as defined by RICS code of measuring practice. No guarantee is given on 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.

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.

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