



Cricklade Road,
Preston, Gloucestershire, GL7 5PN

Perry Bishop
and Chambers

the agent who keeps you informed

The Property

This is a large mature 1950s detached home, built with attractive painted rendered elevations providing a dormer frontage overlooking its own extensive land approaching 4.75 acres and surrounded by open farmland and fields.

Conveniently placed on the outskirts of Cirencester within approximately two miles of the town and conveniently situated for easy access to Swindon or Cheltenham.

The property is approached over a long driveway leading to a large yard and turning area with extensive and ample parking.

The property has been substantially extended and reconfigured and now provides a versatile and very spacious property with a very large ground floor suitable for annexe or flat purposes with independent living or accommodation that could be let separately.

Approached into an entrance hall, there is a cloakroom, a well-proportioned sitting room has patio doors to the front and a fireplace with wood burner. There is a separate dining room that is also large and spacious and a 24ft by almost 14ft kitchen/breakfast room is dual aspect and has an adjacent utility room.

At first floor level the master bedroom is en-suite, there is an additional double bedroom/guest room that has an adjacent bathroom as well.

Continued on the ground floor is a flat or annexe that provides a further sitting room, en-suite double bedroom and bathroom, and this area could easily be incorporated into the main house to provide additional accommodation if needed.

Continuing on the ground floor an inner hall leads through to a very spacious three bedroom flat or annexe. This is versatile and has potential to be let out independently or perhaps used for dependent relative or similar. Alternatively could well form useful work from home accommodation.

This area comprises a large sitting room, a fitted kitchen, a rear lobby utility area, hot tub/Jacuzzi area, an en-suite double bedroom with large adjacent wet room, two further bedrooms, one of which is also en-suite and a main bathroom.

The extensive gardens and paddock amount to approximately five acres overall and the main gardens are well fenced, having large kitchen garden areas and extensive areas of lawn and formal gardens and useful outbuildings and sheds.

The main field/paddock is approximately four acres and is fully fenced and enclosed, has water and is directly in front of the house.

In addition, the house itself has an oil-fired central heating system and UPVC double-glazed windows.

EPC: E

Amenities

Ideally located with the M4 and M5 easily accessible and the mainline train station at Kemble also within easy reach, the town of Cirencester dates back to Roman times when it was known as Corinium. Today, it is often referred to as the 'Capital of the Cotswolds' and is located on the edge of the Cotswold Water Park. The town owes a great deal of its stunning architecture to the wealthy wool traders whose buildings span the Middle Ages to the 18th century.

Cirencester benefits from the convenience of the mainstream high street stores combined with numerous independent specialist retailers. There are also a number of delightful bistros, cafes, wine bars and pubs to suit all tastes. There are excellent primary and secondary state schools and a sixth form college campus, whilst good independent schools are also within easy reach. Cirencester has a leisure centre including a swimming pool and other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

Directions

Leave Cirencester along the A429 heading towards Cricklade and South Cerney. At the roundabout by Tesco's continue onto the A419 towards Swindon. The property can be found on your left hand side just passed the rugby pitches and opposite the Army Barracks.

Viewings

Strictly by appointment only – appointments to view should be made through our Cirencester Office – 01285 655355.

Local Authority

Cotswold District Council

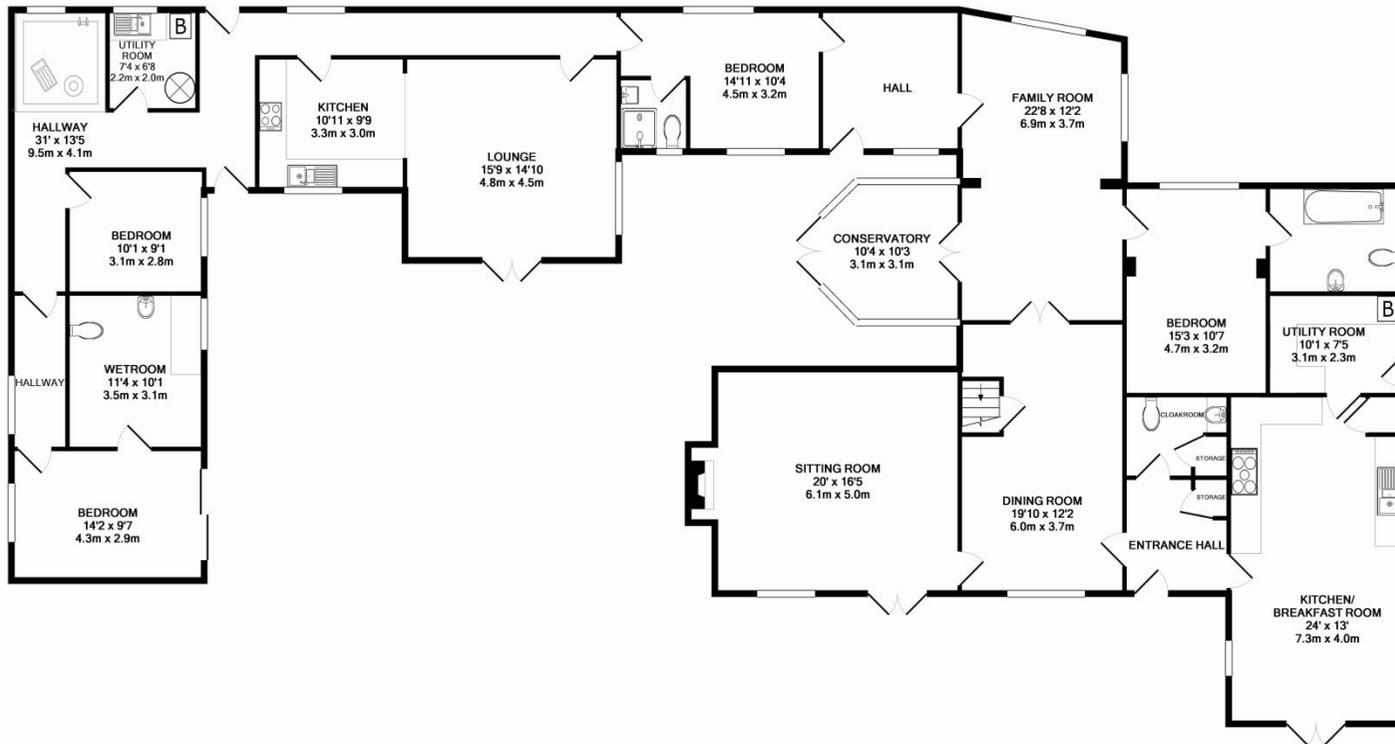
Services and Tenure

We believe the property is served by mains electricity, water and septic tank. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

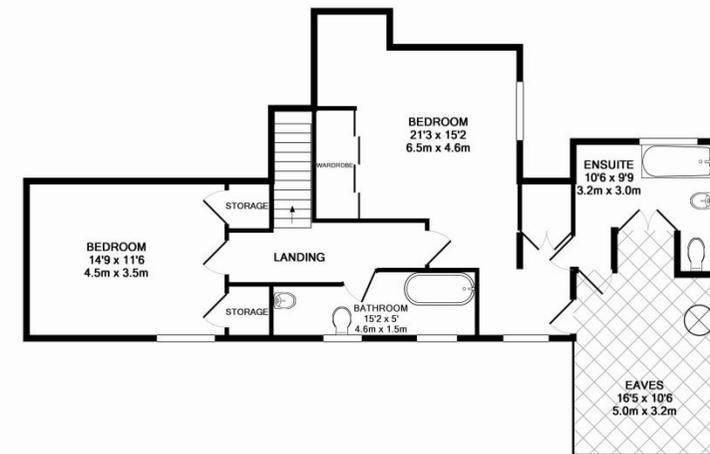
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GROUND FLOOR
APPROX. FLOOR
AREA 2981 SQ.FT.
(277.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 728 SQ.FT.
(67.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 3709 SQ.FT. (344.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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. room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. In addition photography, either internal or external may have been taken with the use of a wide angled lens.

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