

Preston Place

Preston, Cirencester





A beautiful Grade II listed Georgian Vicarage with beautifully proportioned rooms and secondary accommodation.

Cirencester 2 miles, Kemble train station 6 miles (London Paddington from 74 minutes), Cheltenham 18 miles, London Heathrow 78 Miles, Central London 93 miles
(All distances and times are approximate).

6	4	4

Summary of accommodation

Main House

Entrance hall | Drawing room | Withdrawing room | Dining room | Snug | Kitchen | Pantry | Garden room | Boot room
Utility room | Downstairs cloakrooms | Cellar
Principal bedroom with en suite bathroom and dressing room | Five further bedrooms | Three bathrooms

Coach House

Kitchen/living room | Bedroom | Bathroom | Two garages | Two stables

Garden and Grounds

Wonderful landscaped gardens and grounds
Heated swimming pool | Pool house with changing room | Tennis Court

In all approximately 2.42 acres

Situation

(Distances and times are approximate)

Preston Place is well positioned in the centre of the village of Preston, a delightful village just to the southeast of Cirencester, surrounded by open countryside.



Preston is a thriving village with a church and active village hall. Extensive shopping and leisure facilities can be found in nearby Cirencester which hosts a large Waitrose, Tesco, an abundance of restaurants, coffee shops, and boutique shops. The Market Place in Cirencester hosts a twice weekly market as well as a Farmer's Market every other Saturday.



There are numerous good schools in the area including Hatherop Castle and Beaudesert prep schools. Cheltenham College, Cheltenham Ladies College, Westonbirt, Rendcomb College and Marlborough. There are also excellent local schools including Cirencester Park, Stroud High School and Pates Grammar School.



The area has excellent road and rail links from the A417, A419, A40, M4 and M5 which provide easy access to major cities such as Bath, Bristol, Oxford, Reading, London and Heathrow International Airport.



Mainline rail services to London Paddington operate from Kemble Station (6 miles) with journey times from 74 minutes and Swindon station (14 miles) taking 47 minutes to London Paddington.



Preston Place

Preston Place, originally built as a Vicarage in 1818 by William Bridges of Cirencester is a fine and extremely attractive example of Georgian architecture with a Cotswold Stone façade, rows of impressive large sash windows and a hipped stone slate roof.

Preston Place is a superb family home that enjoys the character of a historic property, combined with the modern amenities required for family living in the country. Recently refurbished, the accommodation is well-presented and extends to over 6,200 sq.ft. arranged over three floors, offering a great balance between formal and informal living.

The main reception rooms are accessed off the entrance hall, and comprise the dining room and drawing room with double doors leading to the withdrawing room, with French windows giving access to the gardens. All of the reception rooms benefit from grand proportions and are filled with light from the large sash windows and enjoy views over the glorious gardens and grounds.

Interesting period features can be found throughout the property including original floorboards, shutters and stone fireplaces. The proportions allow for entertaining on a grand scale.

The bespoke kitchen is well equipped with a Falcon range cooker, an electrically-converted AGA and pantry. Accessed off the kitchen/breakfast is the snug, boot room and utility. There is also a garden room. Stairs on the ground floor lead down to the large cellar, providing wine storage.





The property has excellent bedroom accommodation comprising a generous principal bedroom suite with an en suite bathroom and dressing room. There are five further bedrooms, all of a consistently good size, and three bathrooms. All of the rooms have great ceiling heights and are light and bright with large windows overlooking the grounds.





The Coach House

The first floor of the Coach House has been converted into a flat with an open plan kitchen/living space with a large bedroom and bathroom. There are two garages and two original stables below. The Coach House would lend itself to staying guests or staff.



Gardens and Grounds

Preston Place is approached through an impressive set of stone gates that open to the gravel drive leading to the house with ample parking.

The gardens and grounds are an important feature of Preston Place, and form the most delightful and tranquil setting, complementing the house extremely well. Preston Place enjoys stunning, well-maintained gardens and grounds which encircle the property with many established specimen trees, shrub and flower beds.

The grounds include a swimming pool within the charming walled garden and is accompanied by a pool house which provides an excellent setting for al fresco dining with an open fire BBQ area. There is also an astro-turf tennis court.

There is a herbal garden in the back garden. Beyond the immediate gardens is a paddock. At the back of the paddock is a vegetable patch with a polytunnel. From the paddock there is direct access to a footpath which leads to Cirencester and the surrounding countryside.

There are useful outbuildings within the grounds of Preston Place mainly made up of stores and garaging.

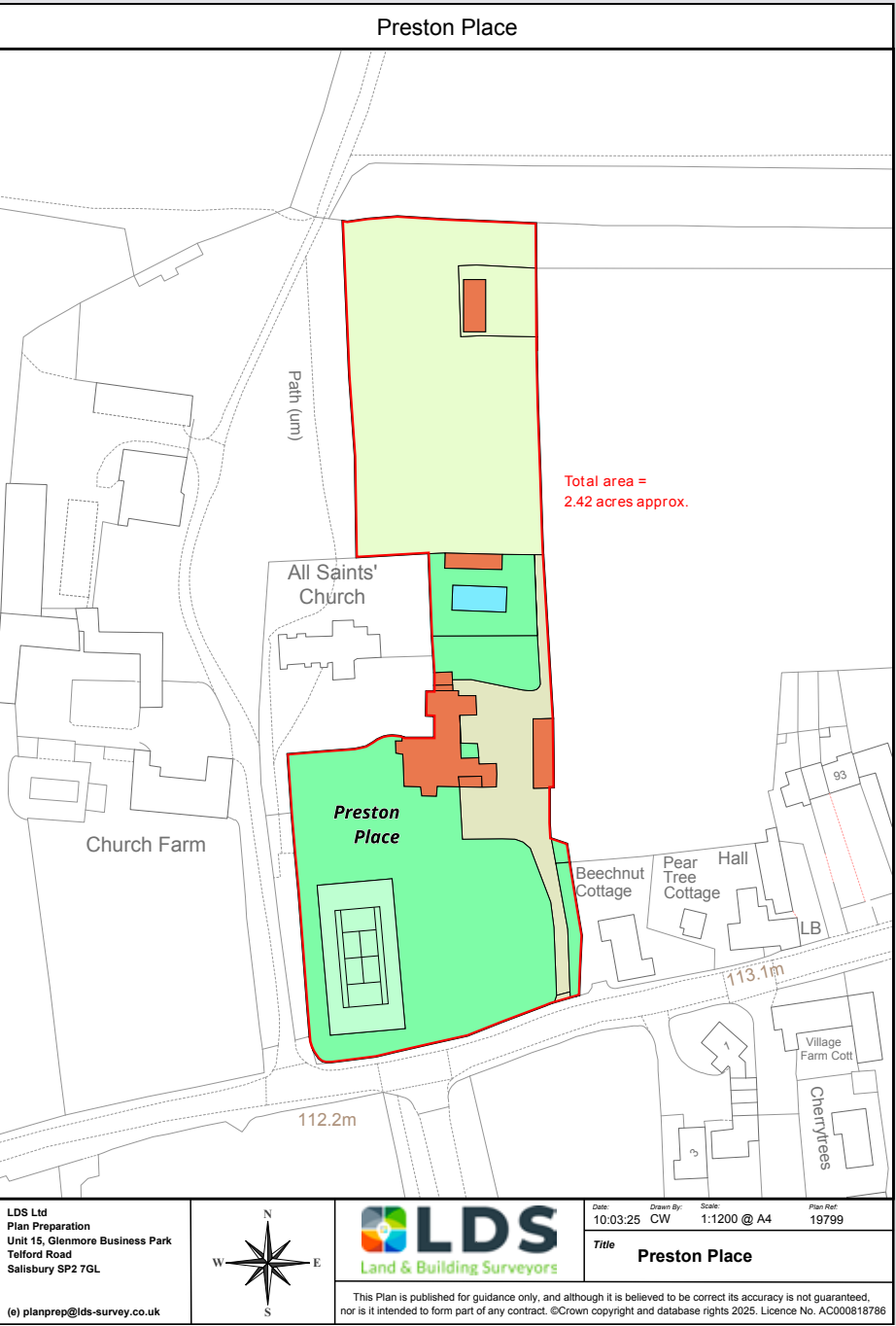
The gardens are enclosed, and privacy is provided by the 2.42 acres in which the property sits.



FLOORPLAN

Approximate Gross Internal Floor Area
Main House: 583 sq.m / 6,275 sq.ft
Pool House: 463 sq.m / 43 sq.ft
Coach House: 157 sq.m / 1,689 sq.ft
Swimming Pool: 73 sq.m / 785 sq.ft
Total Area: 1,276 sq.m / 8,792 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Property Information

Tenure: Freehold.

Services: Mains water and electricity, private drainage and oil fired central heating.

Local Authority: Cotswold District Council
Tel. 01285 623000

Council Tax: Band H

EPC: F

Guide Price: £3,250,000

Postcode: GL7 5PR

What3Words: ///casually.pairings.mixture

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025. Photographs and videos dated March 2025.

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