Christian Benjamin PROPERTY

Preston, Cirencester, Gloucestershire.

Offers in Excess of £350,000

Ivy Cottage, 93, Preston, Cirencester, Gloucestershire.

Directions
Please use the postcode GL7 5PR or call the office at any time for detailed directions from your location.

Summary
A charming Cotswold stone cottage tucked away within the sought-after village of Preston, offering beautiful character, generous gardens and open countryside views just minutes from Cirencester.
Inside, exposed stone walls, original beams and a wood burning stove create a wonderfully atmospheric living space, while the kitchen and bathroom have both been thoughtfully updated to blend modern convenience with the home's heritage charm. Upstairs, two bedrooms enjoy lovely outlooks over the garden and surrounding countryside.
Outside, the property continues to shine. Generous gardens stretch both to the front and rear, with the rear garden opening out towards uninterrupted views across open fields beyond.
Homes in Preston rarely come to market, particularly those enjoying views such as these. A quintessential Cotswold cottage in a peaceful village setting, just minutes from Cirencester.

Step inside
The welcoming entrance hall provides space for coats and shoes, along with a useful storage cupboard and stairs rising to the first floor.
The living room is a real highlight of the property and immediately showcases the character of the home. Exposed Cotswold stone walls, ceiling beams and a beautiful fireplace housing a wood burning stove combine to create a wonderfully cosy and inviting space, while a window seat adds another charming feature.
To the rear of the cottage, the kitchen has been tastefully refitted with a range of storage and wooden work surfaces, complemented by a classic Belfast-style sink. A stable door opens directly out to the garden, perfectly framing the countryside views beyond and allowing the outside to feel connected to the home.
The bathroom has also been updated in a heritage style, featuring a claw-foot bath with shower over, along with a traditional style wash hand basin and WC.
Upstairs, the first floor offers two bedrooms. The principal bedroom continues the character theme with exposed Cotswold stone within the feature fireplace and enjoys a lovely outlook over the front garden. The second bedroom also benefits from views across the front and includes useful built-in storage.

Step outside
The property is approached through a generous front garden, with a pathway leading to the front door and off-road parking available for at least two vehicles.
To the rear lies a particularly attractive garden which enjoys a wonderful open outlook across the surrounding fields. Predominantly laid to lawn, the space is interspersed with established planting and a charming Cotswold stone wall which helps create distinct seating areas within the garden.
A useful stone outbuilding provides additional storage, while the open boundary to the rear allows the garden to fully embrace the uninterrupted countryside views beyond.
The result is a garden that feels both private and wonderfully connected to the surrounding landscape.

Area insights
Preston is a charming village surrounded by open countryside yet located just a few minutes from the vibrant market town of Cirencester. The village itself has a strong sense of community centred around the village hall and church, while the surrounding network of footpaths and rural lanes make it an ideal setting for walking and enjoying the Cotswold landscape.
Cirencester provides an excellent range of everyday amenities including independent shops, cafés, restaurants, supermarkets, healthcare facilities and leisure options.
For those commuting or travelling further afield, excellent road links connect easily to the wider region, while nearby Kemble Station offers direct rail services to London Paddington.
The result is a location that combines peaceful village living with the convenience of town amenities just moments away.

Viewing
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

Additional services
As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

Agents Note
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

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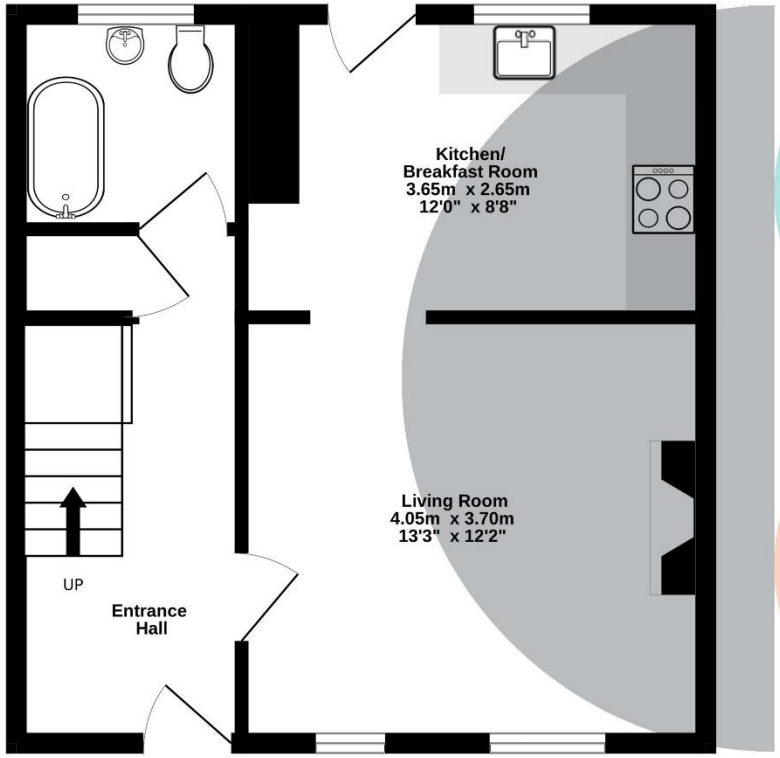
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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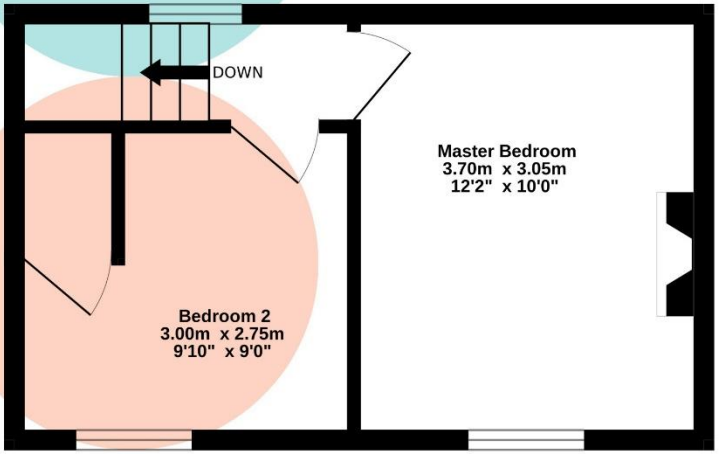
1ST FLOOR



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