

PRESTON PLACE

PRESTON • CIRENCESTER • GLOUCESTERSHIRE







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Cirencester 2 miles • Kemble train station 6 miles (London Paddington from 74 mins)
Cheltenham 18 miles • Oxford 41 miles • London Heathrow 78 miles • London 93 miles
(All distances and time are approximate)

Exceptional Georgian Village house in the heart of the Cotswolds.

Main House

Entrance hall • Drawing room • Withdrawing room • Dining room • Garden room • Kitchen • Pantry
Snug • Utility • Cloak room • W/C with shower • Cellar

Principal bedroom with bathroom and dressing room • 5 further bedrooms • 3 bathrooms

Coach House

1 bedroom flat • Garaging and original stables

Outside

Swimming pool • Pool house with changing room • Astro turf tennis court
Vegetable patch with polytunnel • Beautiful gardens and grounds

In all about 2.42 acres



SAVILLS CIRENCESTER

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Your attention is drawn to the Important Notice on the last page of the text

SITUATION

The village of Preston is conveniently located about 2 miles from the country town of Cirencester. The village consists of a mixture of period and modern houses with a church and village hall.

Cirencester provides exceptional day to day shopping facilities, including, Waitrose and Tesco Supermarkets. The Market Place hosts a twice weekly market as well a farmer's market every other Saturday. More extensive shopping and recreational activities are available in the towns of Cheltenham, Tetbury and Bath. There is a pub in the nearby village of Ampney Crucis and the Village Pub in Barnsley is also within easy reach.

COMMUNICATIONS

Preston Place is well positioned, with both Kemble and Swindon train stations nearby; both with regular direct trains to London Paddington. The M4 and M5 motorways are within easy reach, as is the A417 to Cheltenham and the Fosseway providing access North towards Stow on the Wold. The larger centres of Bath and Bristol are also accessible, as is Bristol International Airport.

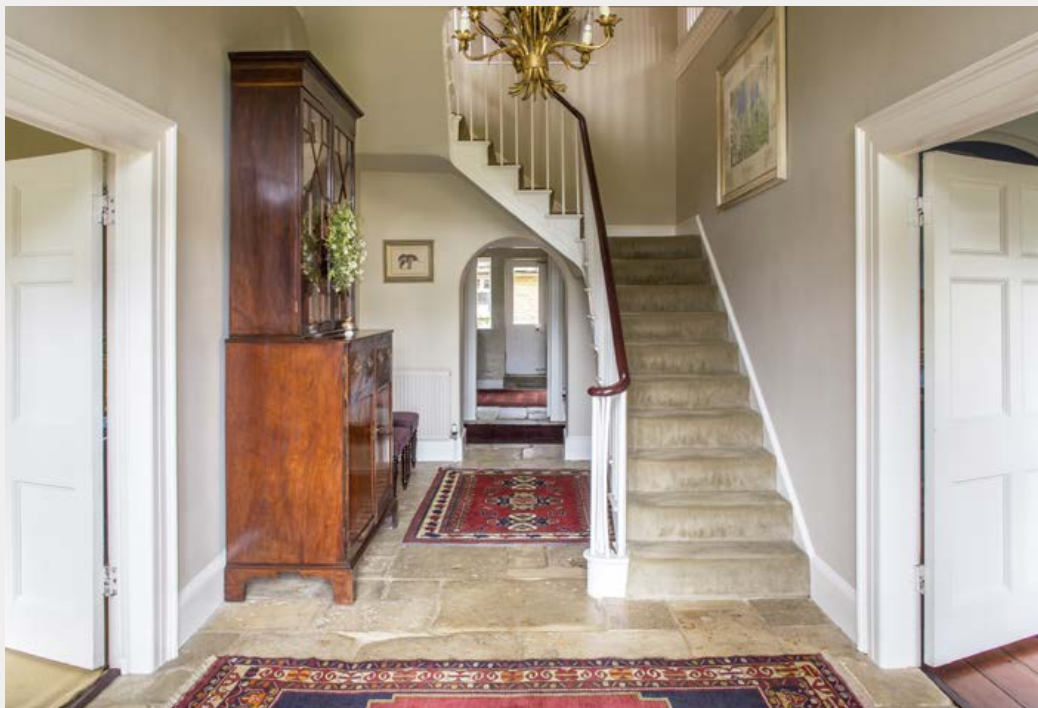
EDUCATION

The area has a very good selection of schools including Hatherop Castle and Beaudesert prep schools, Westonbirt, Rendcomb College, Cheltenham Ladies College, Cheltenham College and Marlborough. There are also excellent local schools, including Cirencester Park, Stroud High School and Pates Grammar School. The Oxford schools are also very accessible.

LEISURE

The region has many sporting opportunities including racing at Cheltenham, Bath and Newbury. Polo at Cirencester Park, Beaufort Polo Club and Edgeworth. Rugby at Gloucester and Bath. Golf at Minchinhampton, Cirencester and South Cerney. The Cotswold Water Park is also nearby which offers an extensive range of water sports, including water skiing, sailing and kayaking. The surrounding countryside offers many excellent walks, some directly accessible from the property.





PRESTON PLACE

Originally a vicarage, Preston Place was built in 1818 by William Bridges of Cirencester. The house is constructed of Cotswold stone with a hipped stone slate roof.

Well positioned in the centre of the village, the approach to Preston Place is through a set of stone gates up a gravel driveway providing excellent views of the house and gardens.

The house is well laid out to provide excellent entertaining space. When entering the house your attention is drawn straight to the flagstone floor and cantilever staircase. The principal rooms are approached off the entrance hall. Both the dining room and drawing room have fine proportions and wonderful south facing views over the front lawns, also maintaining many original features and high ceilings. Of particular note are the large sash windows with working shutters and attractive fireplaces and original floor boards in the dining room.

Large double doors from the drawing room open up into the withdrawing room which provides further entertaining space, and French windows giving access to the gardens. The rear hallway takes you past the cloakroom, cellar and rear staircase in to the kitchen.

The kitchen is the hub of the house, with handmade units from Stroud furniture makers and a four-door aga as well as a gas range cooker. Leading on from the kitchen there is a large larder, cosy snug, boot room and laundry room. The back door leads past a bathroom with a shower for the pool, out to a well-stocked herb garden.

On the first floor, the principal bedroom is light and spacious with a large bathroom and dressing room/study. There are three further bedrooms on this floor and two bathrooms. On the second floor there are two double bedrooms and a bath room.

On the whole, this wonderful family home offers a practical and charming living space whilst still retaining its period charm.









PRESTON PLACE

Approximate Gross Internal Area:

Main House: 6275 Sq Ft - 583 Sq M

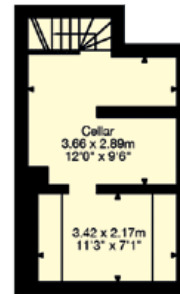
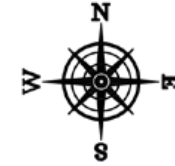
Pool House: 463 Sq Ft - 43 Sq M

Coach House: 1689 Sq Ft - 157 Sq M

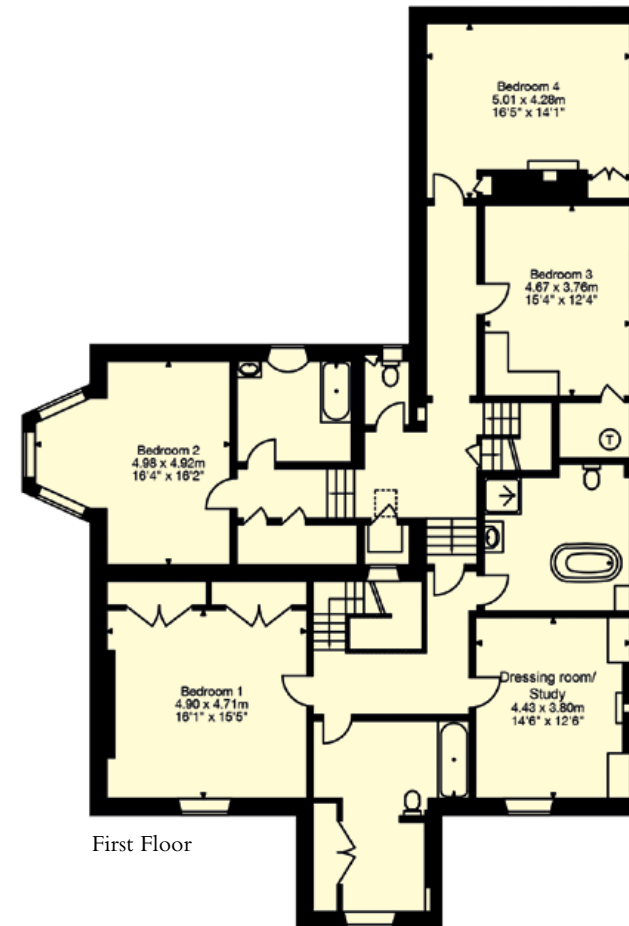
Swimming Pool: 785 Sq Ft - 73 Sq M

Total Area: 9213 Sq Ft - 856 Sq M

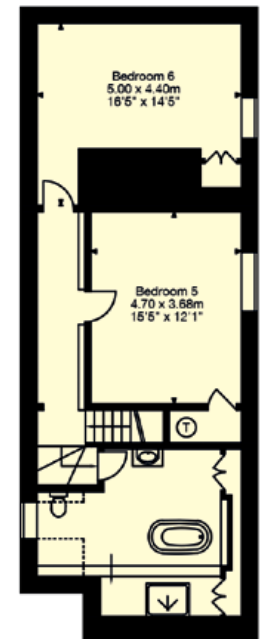
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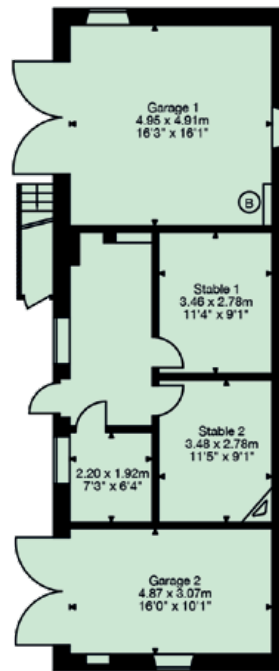
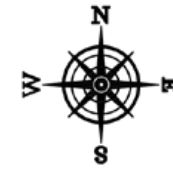
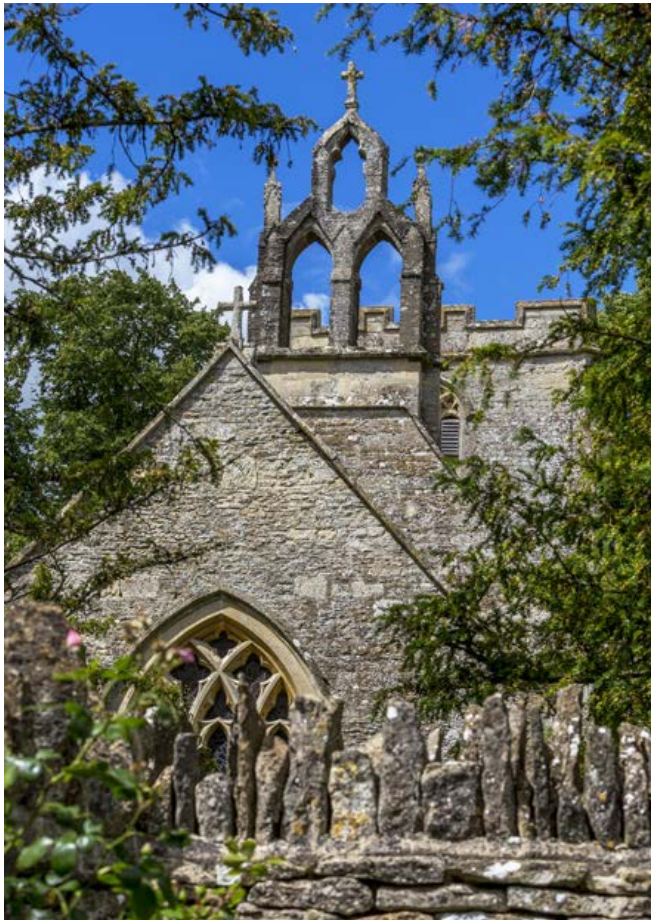
Cellar



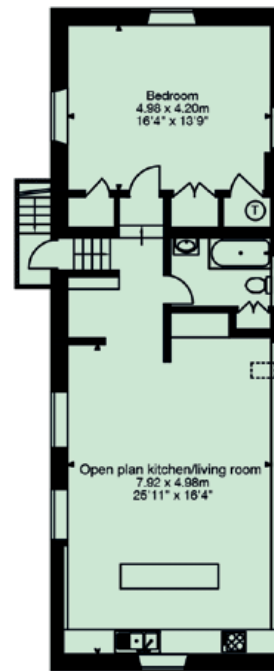
First Floor



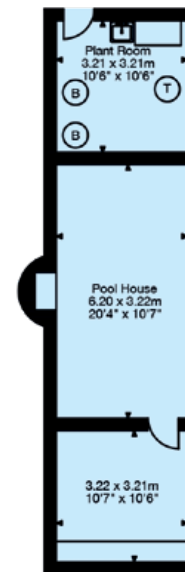
Second Floor



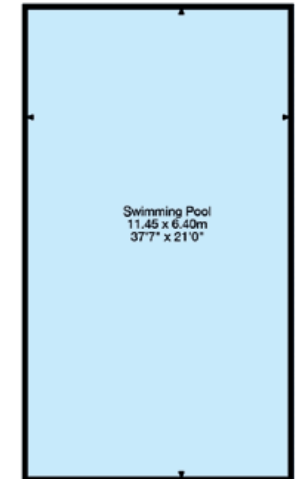
Coach House
Ground Floor



Coach House
First Floor



Pool House





COACH HOUSE

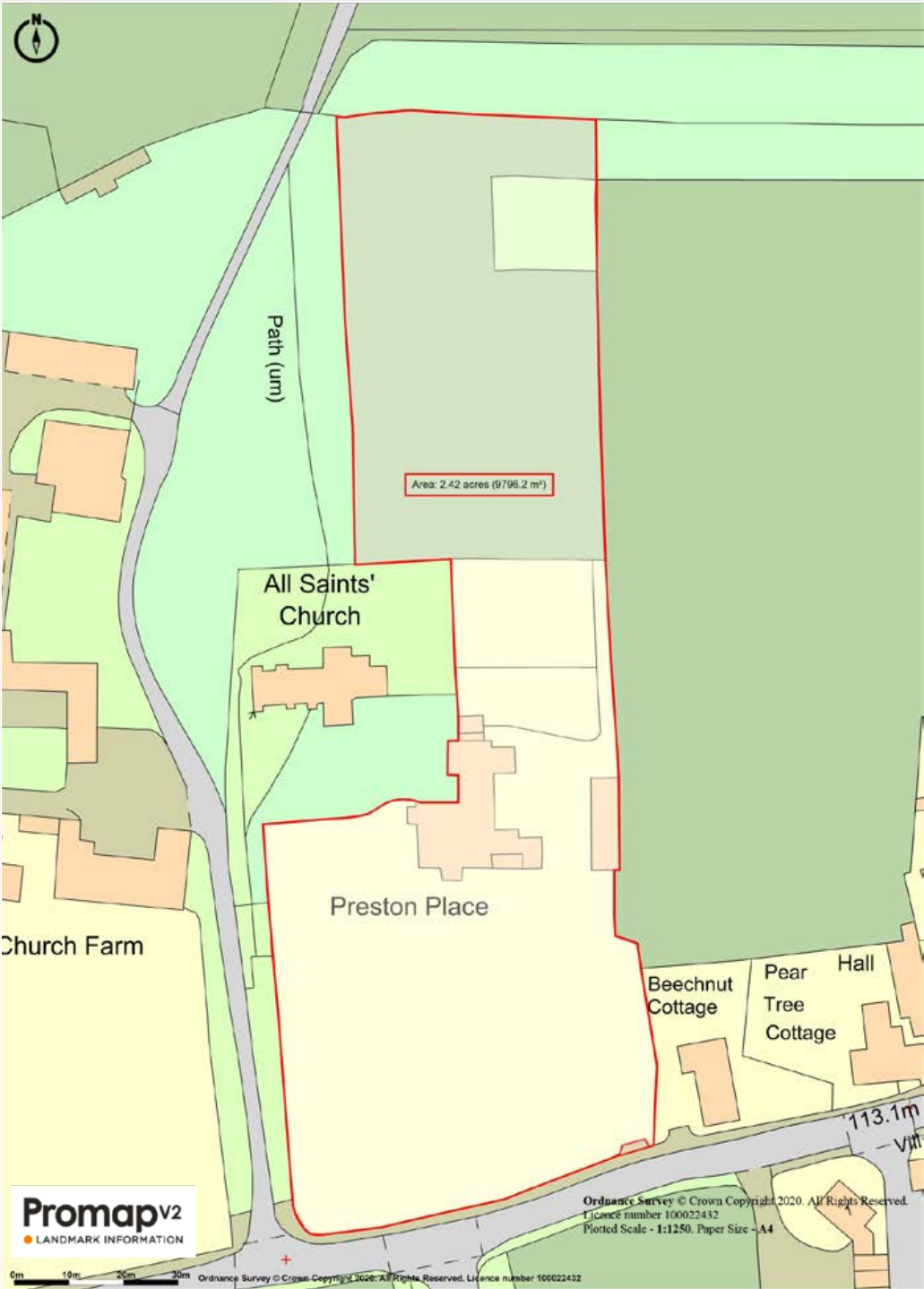
The first floor of the coach house has been converted into a large flat with an open plan kitchen living space with a light spacious bedroom and bathroom. There are two garages below and original stables.





OUTSIDE

The gardens and grounds at Preston Place extend to 2.42 acres and are made up of formal lawns, fabulous herbaceous borders and a paddock to the rear. Accessed from the dining room or outside, the garden room is a lovely light and peaceful area to entertain. At the front of the house there is a well-kept astro-turf tennis court. The swimming pool is to the rear of the house in the walled garden giving it a totally private setting. The pool house provides a wonderful outdoor eating space with an open fire BBQ area. There is also a changing room and plant room. The paddock to the North of the house has a large and well-stocked vegetable patch with a polytunnel. There is also direct access from here on to a footpath into Cirencester and the surrounding countryside.





GENERAL INFORMATION

SERVICES

Mains water and electricity, private drainage and oil fired heating.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX. Tel: 01285 623000.

COUNCIL TAX

Band H

TENURE

Freehold with vacant possession upon completion.

POSTCODE

GL7 5PR

FIXTURES AND FITTINGS

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

LISTING

Grade II

DIRECTIONS

From the M4, get off at Junction 15. Take the A419 towards Cirencester. Take the exit for Cirencester Industrial Area whilst continuing on the A419. At the roundabout take the 5th exit heading back on the A419. Take the first left and immediately right into the village of Preston. Preston Place is located next to the church on the left.

VIEWING

Strictly by appointment with Savills.

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