

# PRESTON PLACE

— PRESTON —







# PRESTON PLACE, PRESTON, GL7 5PR

**MAIN HOUSE:** ENTRANCE • KITCHEN • DINING ROOM • DRAWING ROOM • WITHDRAWING ROOM  
GARDEN ROOM • SNUG • BOOT ROOM • UTILITY • CELLAR • 6 BEDROOMS • BATHROOMS

**COACH HOUSE:** DOUBLE GARAGE • STABLES • KITCHEN/ LIVING ROOM • BEDROOM • BATHROOM

**OUTSIDE:** CIRCA 2.5 ACRES • LANDSCAPED GARDENS • VEGETABLE PATCH WITH POLY TUNNEL  
SWIMMING POOL • POOL HOUSE • ALL-WEATHER TENNIS COURT • PRIVATE DRIVEWAY  
AMPLE PARKING

## A SENSATIONAL COUNTRY HOUSE IN THE HEART OF THE COTSWOLDS

### DESCRIPTION

Preston Place is a sensational Grade II Listed Country house nestled in the quaint village of Preston. Originally a vicarage, the house was built by William Bridges of Cirencester in 1818. Built of Cotswold Stone, the sweeping driveway leading up to the house is both impressive and elegant and a wonderful introduction to a fabulous country home which offers both practical living spaces whilst retaining its exceptional period charm.

The reception rooms are beautifully proportioned and provide ample living and entertaining spaces with original features and superb high ceilings.

The sash windows with working shutters allow for an abundance of natural light throughout and the open fireplaces offer extra warmth and cosiness in the colder months.

The kitchen is very much the heart of the home with bespoke handmade units from Stroud Furniture Makers, a superb Aga as well as a separate gas range cooker.

The garden room, overlooking the landscaped gardens, is a wonderful all year-round room and the ideal spot to relax and unwind with a good book.

The ground floor has a useful boot room, perfect for muddy wellies after a long country walk!

Upstairs, the first floor consists of the master bedroom with en suite bathroom and dressing room. There are three further bedrooms on this floor and two bathrooms. On the second floor there are two bedrooms and a bathroom.

All the rooms have been thoughtfully laid out to provide both comfort and ample storage space.

The coach house provides separate accommodation with a large open plan

kitchen/ living room and a bright and light bedroom with bathroom on the first floor. The ground has two garages and original stables.

Outside, the landscaped gardens have been beautifully designed with open lawned areas and cosy corners. The house is set in approximately 2.5 acres consisting of lawns and stunning herbaceous borders, a paddock with a well-stocked vegetable patch and polytunnel, an all-weather tennis court and a swimming pool in the walled garden. The pool house is a wonderful outdoor dining space, perfect for al fresco dining and summer BBQs.

## LOCATION

Preston is a pretty village only a couple of miles east of Cirencester. Known as the "Capital of the Cotswolds", Cirencester, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafés and twice weekly markets.

Cheltenham, a drive away, offers excellent shopping and dining and is also host to fabulous literary, jazz and food festivals, and of course, horse racing.

Sporting opportunities are abundant with nearby golf courses in Baunton, Minchinhampton, Cheltenham and Naunton; bridle paths are plentiful; Racing at sailing, cycling and water sports can be enjoyed at the Cotswold Water Park.

The area offers an excellent choice of state, grammar and private schools including Ampney Crucis C of E Primary School, Meysey Hampton Primary School, Powells, Cheltenham Colleges, Pate's Grammar, Hatherop Castle, Rendcomb College, and Beadesert Park to name but a few.

Communications in the area are very good with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.



CIRENCESTER 2 MILES  
KEMBLE 5 MILES (LONDON  
PADDINGTON 75 MINS)  
CHELTENHAM 18 MILES  
M4 (JUNCTION 15) 17 MILES

*All distances and times are approximate*











## GENERAL INFORMATION

**Tenure:** Freehold. Grade II Listed.

**Services:** Mains water and electricity.  
Private drainage. Oil-fired central heating.

**Postcode:** GL7 5PR.

**Viewing:** Strictly by appointment through  
Sharvell Property Ltd.

**Fixtures and Fittings:** Some mentioned in  
these sales particulars are included in the sale.  
All others are specifically excluded but may  
be made available by separate negotiation.

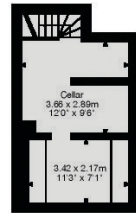
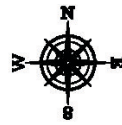
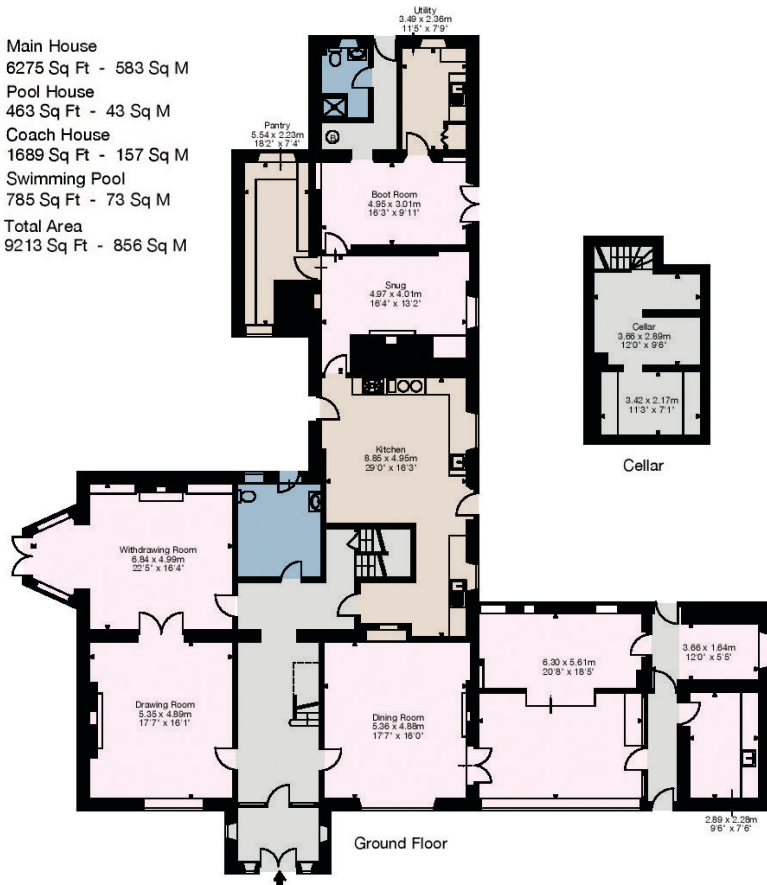
**Local Authorities:** Cotswold District  
Council, Trinity Road, Cirencester,  
Gloucestershire. Tel: 01285 623000.  
Council Tax Band H.



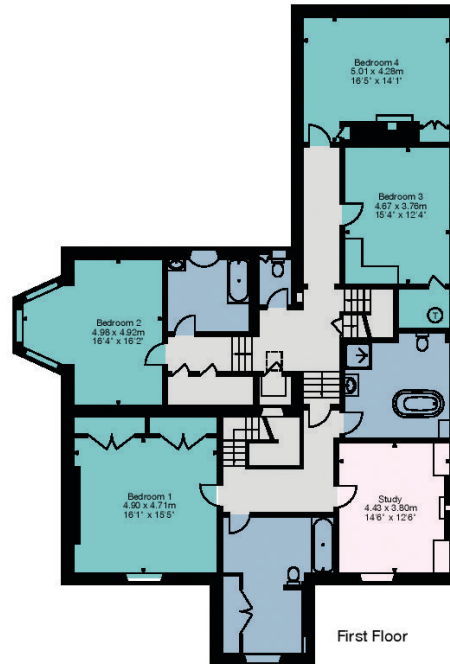




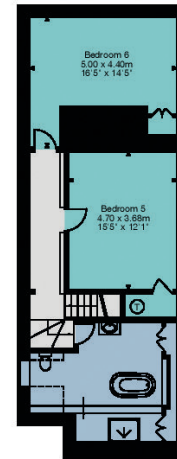
Main House  
6275 Sq Ft - 583 Sq M  
Pool House  
463 Sq Ft - 43 Sq M  
Coach House  
1689 Sq Ft - 157 Sq M  
Swimming Pool  
785 Sq Ft - 73 Sq M  
Total Area  
9213 Sq Ft - 856 Sq M



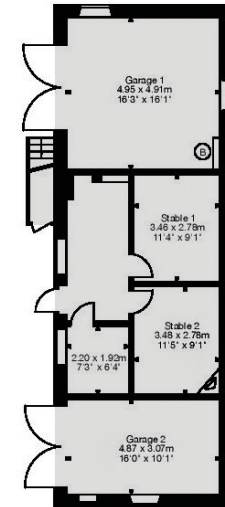
Cellar



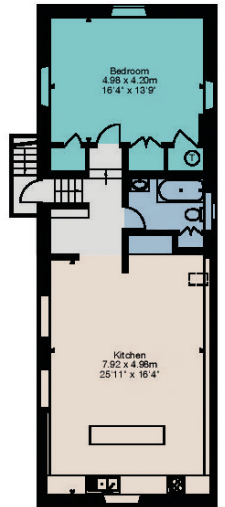
First Floor



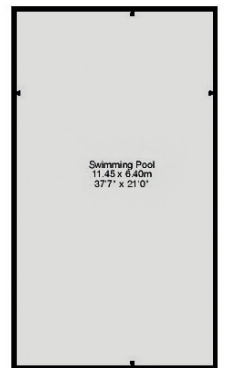
Second Floor



Coach House Ground Floor



Coach House First Floor



Pool House

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