

Mildreds Farm, Preston, Cirencester, Gloucestershire, GL7 5PR



Attractive detached stone built bungalow • Two bedrooms, two bathrooms • Sitting room and dining room • Conservatory • Pretty and private walled garden • Garage and driveway parking • Popular village location • No onward chain • EPC E

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Preston, Cirencester, Gloucestershire, GL7 5PR

Key Features



2
Bedrooms



2
Bathrooms



2
Receptions

About the property

A most attractive stone-built two bedroom bungalow nestling in a select and highly regarded private cul-de-sac on the fringes of Cirencester town centre. The property is well-placed to be close to a wide range of amenities, facilities, and some glorious countryside walks.

This delightful bungalow is full of character and offers single level living accommodation. The accommodation briefly comprises an entrance hall. The dining room has a bay window to the front. The sitting room has an attractive full height stone fireplace. There is a vaulted ceiling with exposed beams. A door leads into the conservatory where you can sit, relax, and overlook the garden. The kitchen has a range of wall and base units with working surfaces over, integral appliances, and a door leading back into the conservatory which in turn leads to the garden.

There are two double bedrooms, both having fitted wardrobes. The principal bedroom has the added benefit of an en-suite bathroom. There is a family shower room which has a white suite with walk-in shower, completing the internal accommodation.

Outside, there is gravelled parking for two. A pedestrian gate leads into the rear garden which is enclosed by stone walling and enjoys a good degree of privacy. It is predominantly laid to lawn with well-stocked flower shrub borders.

Amenities

Preston is a small attractive village sitting around two miles to the southeast of the historic old market town of Cirencester. The village is surrounded by open countryside with a Church, an active village hall and within a mile's walk a Tesco superstore and Dobbies Garden Centre. Cirencester is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, and a weekly

market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

Directions

Leaving our office head down to the Market Place, follow through to the traffic lights at the end and go straight ahead at the lights. At the roundabout take the third exit heading on the A429 to Swindon. At the next roundabout take the second exit signed M4 Swindon/Cricklade. Take the first turning to the left signed Preston, take the first turning immediately right and follow the road past the church, taking the fourth turning on your right into Mildreds Farm Barns with the property found on your right.

What 3 Words: [///unlimited.convinced.shocks](#)

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: E

Our reference

CIR/JC/RN/11092024

We'd love to hear from you

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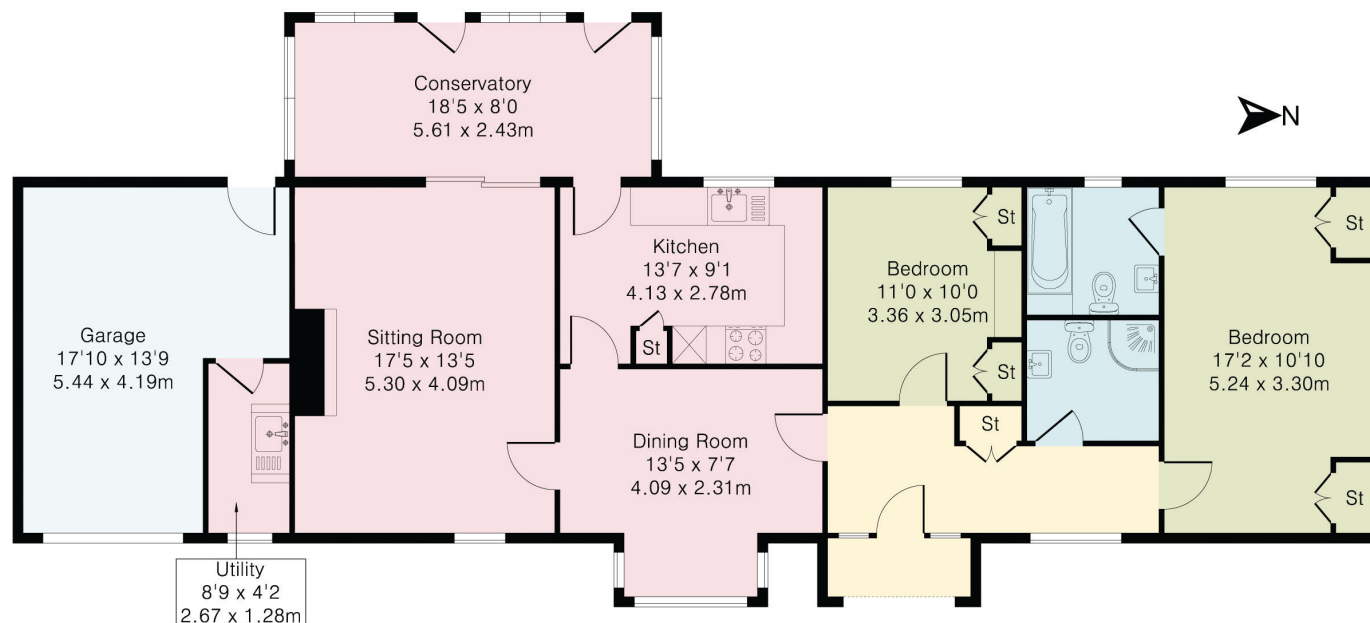
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Approximate Gross Internal Area 1447 sq ft - 134 sq m



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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