

PerryBishop

PROPERTY MADE PERSONAL

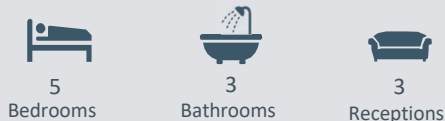


Preston Leigh Cirencester, Gloucestershire, GL7 6GE

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Cirencester, Gloucestershire, GL7 6GE

Key Features



- Substantial, modern detached family home
- Five double bedrooms
- Exclusive development of just five other executive homes
- Modern fitted kitchen family room
- Sitting room, dining room & study/playroom
- Two en-suites & spacious family bathroom
- Underfloor heating

About the property

Set within an exclusive development of just five other executive homes, built by Ashford Homes in 2019, is this substantial five double bedroom detached family home offering generous and flowing living spaces, further benefitting from a southerly facing rear garden, double garage and off-street parking. All set on a secluded plot on the outskirts of Cirencester, within two miles of the town centre.

The property is entered via a striking double height entrance hall, complemented by a feature staircase that creates an impressive sense of arrival. The ground floor comprises a sizeable sitting room with bespoke storage installed either side of the fireplace/wood burner, double doors lead through to the dining room and in turn opens in to a contemporary kitchen family room overlooks the garden and combines style with practicality, featuring premium integrated appliances and ample storage. Additional ground floor accommodation includes a separate utility room, cloakroom, and a versatile study/playroom/den.

The first floor consists of five well proportioned double bedrooms, two of which benefit from en-suites. A spacious family bathroom with a separate shower cubicle serves the remaining bedrooms. Both floors enjoy the comfort and efficiency of zoned underfloor heating.

Outside, the south facing landscaped rear garden provides a peaceful and private retreat, laid mainly to lawn with mature planted borders. A full width paved terrace, accessed via French doors from both the dining room and kitchen, offers an ideal space for alfresco dining and entertaining. Pedestrian access is offered to the rear of the double garage from the garden, with electric garage door providing vehicle access from the front with parking beyond.

NB - Siddington Park Retirement village is located nearby and we are aware of a current planning application for expansion to be decided.

Amenities

The market town of 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, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club. There are excellent primary and secondary state schools and a sixth form college campus.

There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town, and the area has numerous open green areas to visit for picnics and walks.



Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From Cirencester, proceed south out of town via the Kingsmeadow roundabout and take the A419 heading south. At the roundabout, take the third exit back onto the A419 and then take the first turning. After 150 metres the turning to Preston Leigh will be on the left-hand side.
What 3 Words // **womb.used.squaring**

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Mains Supply
Heating – Gas Central

Local Authority

Cotswold District Council
Council tax Band - G

Our reference

CIR260058
3rd February 2026

We'd love to hear from you

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what the owner said

We love this house, it has all of the little luxuries that make it so special, in a beautiful quiet spot of the countryside whilst still having close proximity to Cirencester.





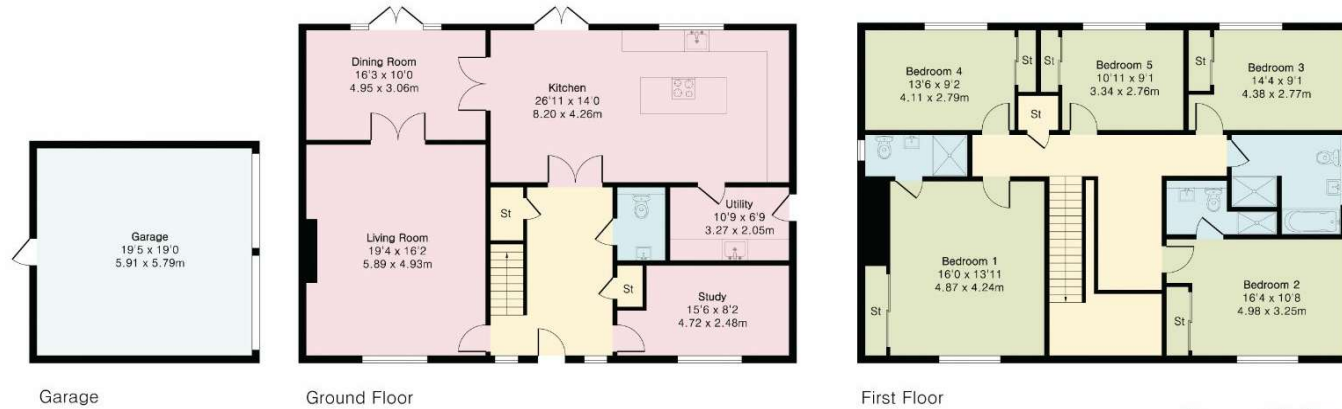


**Approximate Gross Internal Area 2584 sq ft - 240 sq m
(Excluding Garage)**

Ground Floor Area 1292 sq ft – 120 sq m

First Floor Area 1292 sq ft – 120 sq m

Garage Area 368 sq ft – 34 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.

Gloucestershire • Oxfordshire • Wiltshire

