

BLACKTHORNS

Preston, Gloucestershire GL7 5PR



MOORE ALLEN
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An attractive individual detached character-built barn-style house of natural stone elevations, set in landscaped gardens and a paddock, totalling 2.5 acres.

Located on the edge of the popular village of Preston and accessed along a gravel driveway; a wonderful approach that opens out into landscaped gardens that are an impressive feature of the property.

GUIDE PRICE
£1,100,000



This unique home was built for the original owners in 2001 and appears on the market for the first time. The attractive external design and warm tones of the Cotswold stone are echoed internally by the flagstone floor and central reception hall with a vaulted ceiling. A solid wooden staircase adds further character to this impressive room.

There are two further reception rooms, the sitting room enjoys a triple aspect and affords views of the gardens and paddock beyond, a central fireplace houses a wood burning stove. The second reception links the sitting room and kitchen providing flexibility as a dining or family room.

The kitchen/breakfast room is fitted with a range of units with a breakfast bar for casual dining and a pantry for useful extra storage. Integrated electric oven and hob.

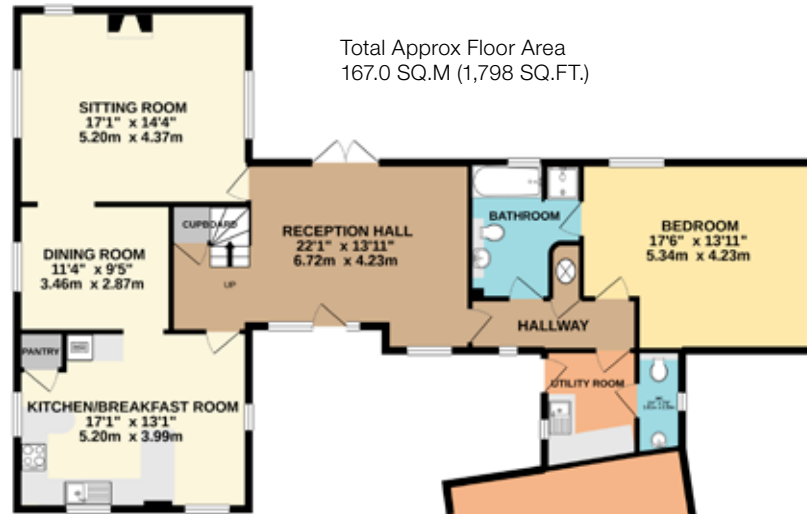
To the opposite end of the property, a jack and jill bathroom, large double bedroom, a utility and cloakroom. If required this could create a self-contained living space.

To the first floor a galleried landing with Velux roof light, two double bedrooms with built-in storage and a bathroom.

The impressive grounds are a fine feature of Blackthorns. Well-tended lawns are interspersed with deep planted borders, flower beds and a vegetable garden. To the rear a paved patio with pergola enjoying a sheltered location and is accessed via French doors from the reception hall; the perfect outside entertaining space. In addition to the orchard there are other varieties of mature trees that enhance this tranquil environment.

The southerly and easterly aspects enjoy lovely open views of the countryside.





Total Approx Floor Area
167.0 SQ.M (1,798 SQ.FT.)

Ground Floor
159.9 SQ.M (1,721 SQ.FT.)



First Floor
51.7 SQ.M (556 SQ.FT.)



PROPERTY INFORMATION

Services: Mains water and electricity are connected to the property. Private drainage via septic tank. Electric underfloor heating to the ground floor and storage heaters to the first floor. Built as a low allergy house with ventilation and integral vacuum system. EPC D (60).

Outgoings: Council Tax Band 'D' 2021/22 charges £1,921.71.

Local Authority: Cotswold District Council, 01285 623000.

Tenure: Freehold offering vacant possession upon completion. Subject to probate.

LOCATION

Preston is a small attractive village just to the south/east of Cirencester, which is surrounded by open countryside. In the village there is a Church and an active village hall and within walking distance is a large Tesco superstore. Cirencester provides a particularly good range of shops and supermarkets as well as a number of coffee shops, restaurants, pubs, a theatre and leisure facilities along with schooling at all levels. Additionally, the villages of Siddington, South Cerney and Ampney Crucis, have between them, primary schools, shops, Post Offices and a choice of pubs. Communication links are excellent with access to regular train services to London Paddington from either Kemble or Swindon. The nearby A417/ A419 dual carriageway also provides quick access to both the M4 and M5 motorways.



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DISCLAIMER

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