

Preston Leigh,
Cirencester, Gloucestershire



Strutt
& Parker

Land and property. Since 1885.

A beautifully appointed contemporary family home with generous living space, landscaped gardens, and an exclusive edge-of-town setting.

Property description

Constructed by the well-regarded Ashford Homes in 2019, this impressive, detached family residence forms part of a small and exclusive development comprising just six executive homes. The property offers spacious and immaculately presented accommodation extending across two floors, carefully designed to provide a natural flow between formal reception areas and open-plan family living spaces.

The house is approached via a welcoming entrance, opening into a striking double-height reception hall with a feature staircase rising to the first floor, creating an immediate sense of scale and quality.

The principal reception rooms are exceptionally well balanced for modern family occupation. A generous sitting room provides an elegant yet comfortable living environment, centred around a fireplace with wood-burning stove and bespoke fitted cabinetry to either side. Double doors connect seamlessly through to the dining room, creating excellent versatility for entertaining and larger gatherings.

To the rear of the house, the open-plan kitchen/family room forms the heart of the property and enjoys an attractive outlook across the south-facing gardens. Thoughtfully designed with both practicality and style in mind, the kitchen incorporates a range of integrated appliances, extensive storage, and generous preparation space, while the adjoining family and dining areas create a highly sociable environment ideal for everyday living.

French doors open directly onto the terrace, allowing a strong connection between the interior and outdoor entertaining areas.

Supporting the ground floor accommodation is a separate utility room together with a cloakroom and an additional versatile reception room currently suited to use as a study, playroom, snug or home office depending on individual requirements.

The property further benefits from zoned underfloor heating to both floors, enhancing comfort and energy efficiency.

First floor accommodation

The first floor provides five well-proportioned double bedrooms arranged around a spacious landing.

The principal bedroom suite benefits from fitted storage together with a contemporary en suite shower room, while a second guest bedroom also enjoys en suite facilities, creating an ideal arrangement for family or visiting guests.

Three further double bedrooms are served by a well-appointed family bathroom incorporating both a bath and separate shower enclosure.

The bedroom accommodation has been carefully designed to provide flexibility for modern family life while maintaining a strong sense of space and privacy throughout.



2,584 sq ft (240 sq m)
5 bedrooms | 3 reception rooms
Double garage | Private and enclosed rear garden

Excess £1,000,000



Gardens and grounds

The property occupies a secluded plot and enjoys beautifully landscaped south-facing gardens designed to complement the house and maximise outdoor enjoyment.

To the rear, the gardens are predominantly laid to lawn and bordered by mature planting and established shrubs, creating an attractive and private setting. A substantial paved terrace extends across the width of the property and is directly accessed from both the kitchen/family room and dining room, providing an excellent environment for outdoor dining and entertaining.

The property also benefits from a detached double garage with electric door together with off-street parking positioned to the front. Pedestrian access from the garden enhances the practicality and connectivity of the outside space.

Situation

The property is situated on the outskirts of Cirencester, often referred to as the "Capital of the Cotswolds", and lies within convenient reach of the town centre and its extensive amenities.

Cirencester offers an excellent range of independent boutiques, cafés, restaurants, public houses, and everyday shopping facilities, together with a thriving market square and a strong sense of community. The town also provides a wide variety of leisure facilities including sports clubs, golf courses, tennis, rugby, and swimming facilities, together with cultural attractions such as the Corinium Museum and Barn Theatre.

The area is particularly well regarded for schooling, with a strong selection of both state and independent options including Deer Park School, Cirencester College, Hatherop Castle and Westonbirt School.

Transport connections are excellent, with convenient access to the A417, A419 and M4/M5 motorway network. Mainline rail services from Kemble provide direct access to London Paddington.

The nearby countryside offers extensive opportunities for walking, riding, and outdoor pursuits throughout the Cotswolds Area of Outstanding Natural Beauty.

Postcode region: GL7

General

Tenure: Freehold
Services: Mains gas, water, drainage and electricity.
EPC Rating: B
Local Authority: Cotswold District Council
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Viewings: Strictly by appointment

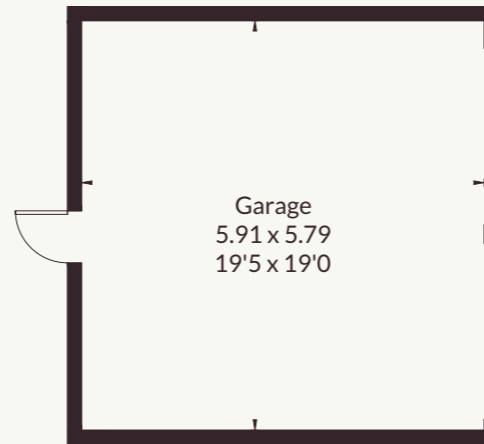




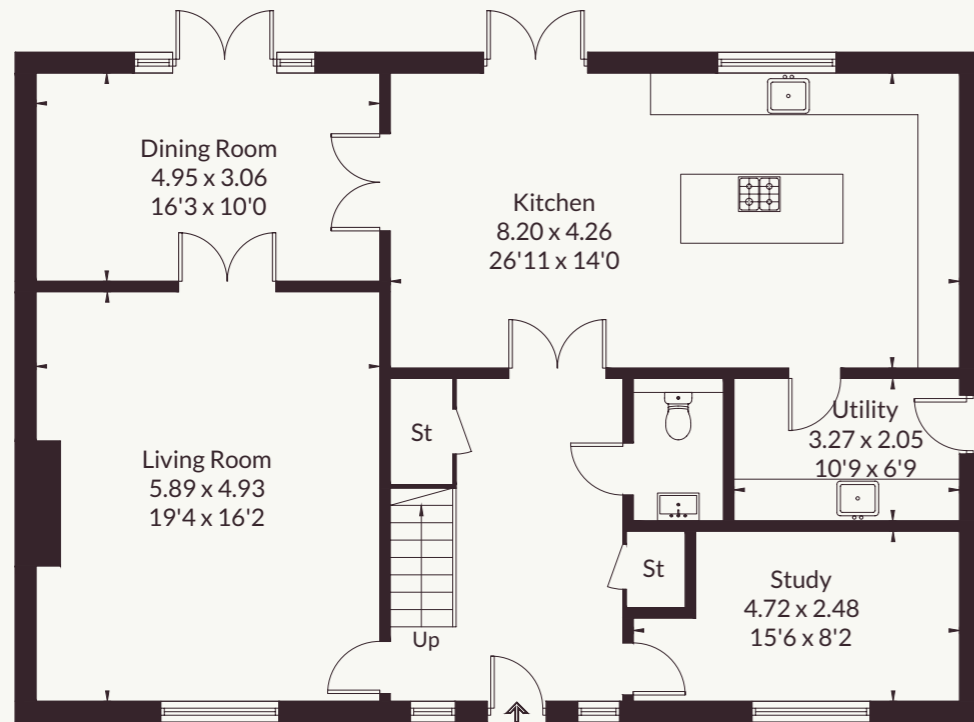
Approximate Floor Area = 240 sq m / 2584 sq ft
 Garage = 34 sq m / 368 sq ft
 Total = 274 sq m / 2952 sq ft



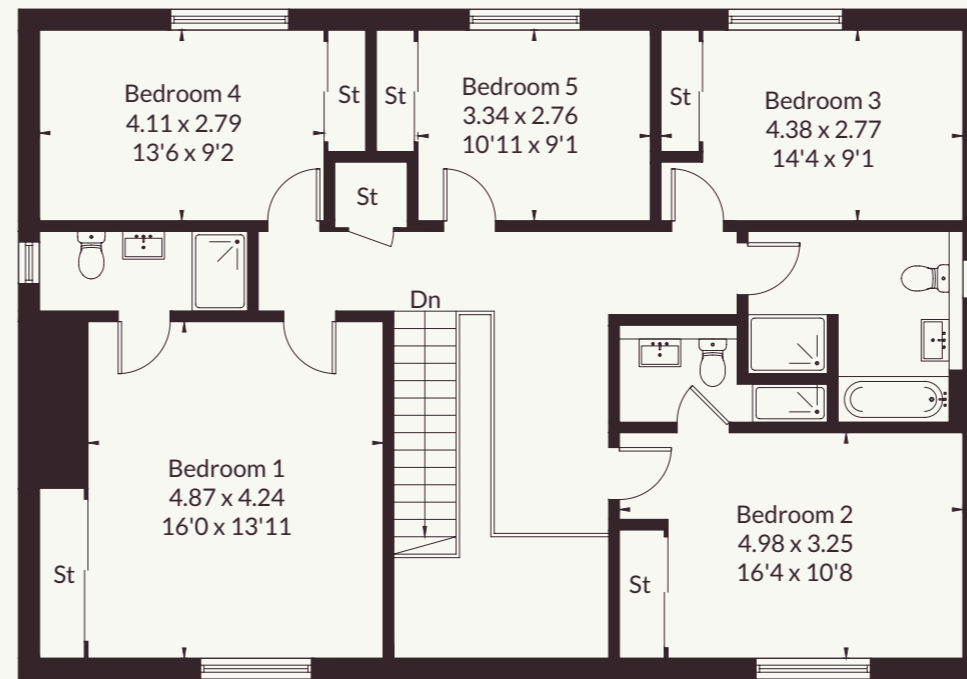
Strutt & Parker Cirencester
 15 Dyer Street, Cirencester, GL7 2PP
 01285 653101 | cirencester@struttandparker.com



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Template design by Fourwalls. Photographs taken May 2026. Particulars prepared May 2026.



Strutt
& Parker

Land and property. Since 1885.