

1 Kingsway, Preston, GL7 5XA



Welcome to this beautifully extended semi-detached family home in the sought-after village of Preston, offering stylish and versatile living spaces, attractive gardens, a private driveway, and excellent kerb appeal on the edge of Cirencester.

# 1 Kingsway, Preston, GL7 5XA

## Key Features



4

Bedrooms



2

Bathrooms



4

Receptions

## Property Description

Beautifully extended and thoughtfully updated by the current owners, this semi-detached family home offers generous and versatile living space in a peaceful edge-of-village setting. The ground floor features a stylish refitted kitchen, separate utility room, and four reception rooms, one previously used as a bedroom with its own ensuite, providing excellent flexibility for guests or multi-generational living.

Upstairs are four well-proportioned bedrooms along with a useful home office area, cleverly created within part of the extension on the landing. The principal bedroom benefits from a cleverly designed dressing area, while the family bathroom is beautifully finished with a roll-top bath, separate shower enclosure, and tasteful tiling throughout.

## Exterior and Parking

Outside, the property enjoys an attractive frontage with a private driveway, mature gardens, and lovely kerb appeal. This impressive home perfectly blends space, comfort, and style, ideal for family life.

## Essentials

Council Tax Band: C £1996.13 2025/26

EPC Rating: D (64) \*\* Note \*\* The current EPC rating may not reflect improvements that have been made since the current owners purchased in 2017 \*\*

Tenure: Freehold

Heating: Oil fired central heating

Parking: Private driveway

## Sellers Comments

"This has been a wonderful, functional family home in a lovely village setting, close enough to realise all the benefits of Cirencester but with quick access to the open countryside"

## Area

Situated on the edge of Cirencester, the sought-after village of Preston offers a welcoming community with a popular local pub and easy access to excellent schools, shops, and amenities in Cirencester. Road links to Swindon, Cheltenham, and the M4/M5 are close by, making it ideal for commuters, while the surrounding Cotswold countryside provides endless opportunities for walks and outdoor activities.

## Viewings

Strictly by appointment only through Adkins Property. Please contact Paul or the Adkins team on 01285 239486 or 07851 111800 to arrange your private viewing.

## Agents Notes

These particulars, including floorplans and measurements, are provided as a general guide only. They are not intended to form part of any contract or warranty. Buyers should satisfy themselves with regard to the accuracy of the information, the layout, and the dimensions before making any decisions. If you have any questions, or are in any doubt about the property or its location, please contact our office prior to travelling to arrange your viewing.

## Buyer Verification / AML Compliance

In accordance with UK Anti-Money Laundering regulations, all prospective buyers are required to complete full identity and financial verification before any offer can be formally accepted. This includes photographic identification, proof of address, and evidence of funding or financial arrangements.

Verification is completed securely via Thirdfort, our approved independent compliance provider, using encrypted remote technology. A fee of £18 (inclusive of VAT) per buyer applies. We cannot proceed with negotiations or formally accept an offer until all AML requirements have been satisfied in full.

## Social

Don't miss our latest property listings, market updates, and behind-the-scenes insights, follow us on social media @adkinsproperty. We also create engaging video tours of our homes, available across our website and social channels, giving buyers the chance to explore properties anytime, anywhere.

## Are you thinking about selling or letting?

At Adkins Property, we offer expert market appraisals to help you understand the true value of your home in today's market. Whether you're looking to sell or let, our award-winning team provides honest, professional advice tailored to your needs.

With our extensive local knowledge, dynamic marketing strategies, and personalised approach, we ensure your property stands out.

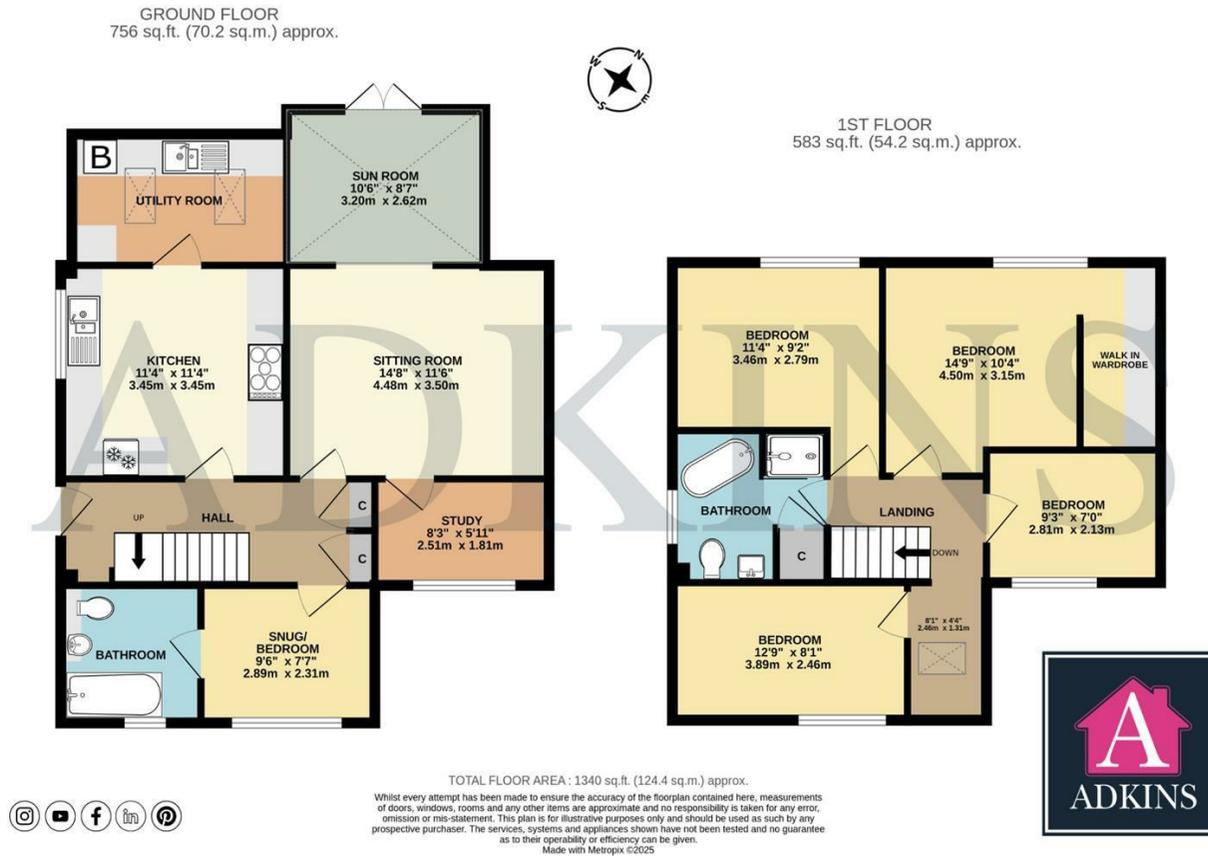






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## Floor Area: 1496.20 sq ft



**Disclaimer:** These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

## Adkins Property Group

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