



Beecham Close  
Cirencester, GL7 1HT

Perry Bishop  
and Chambers

the agent who keeps you informed

# Beecham Close

## Cirencester, GL7 1HT

£530,000

### The Property

Beecham Close is a large and impressive five bedroom detached house, recently built by Redrow Homes to an excellent standard and specification, enjoying a very tucked away and private setting at the back of an established and well-designed development.

The property is built with attractive, reconstituted Cotswold stone style elevations and provides a well laid out and comfortable contemporary home.

Approached into a light and welcoming reception hall, there is an adjacent cloakroom and a large sitting room is dual aspect and has French doors to the enclosed garden. There is a bay windowed second reception room providing a dining room or a very large study that is also dual aspect and a particularly impressive feature to the house is the large kitchen/family room with space for a large table, this is a triple aspect room, has wide doors to the garden, has a well fitted kitchen with granite work surfaces, and has an underfloor heated limestone floor with tall oak skirting. There is also an adjacent utility room.

At first floor level there is a large open plan galleried landing that leads to all bedrooms; the master bedroom is ensuite and is a dual aspect room. There is a guest room that is also ensuite, three further well-proportioned bedrooms, and a family bathroom. The bathrooms are finished to an excellent contemporary standard and all have oak flooring.

Outside, the property is approached over a block paved driveway with an enclosed front garden to a stone wall plus a double detached garage and ample driveway parking for several vehicles. One of the garage doors is electric, and the enclosed garden enjoys a mature aspect onto trees and hedgerow and is part walled.

In addition the house has a gas central heating system supplying radiators and timber framed factory finished double glazed windows.

### Amenities

Ideally located with the M4 and M5 easily accessible and the mainline train station at Kemble also within easy reach, the town of Cirencester dates back to Roman times when it was known as Corinium. Today, it is often referred to as the 'Capital of the Cotswolds' and is located on the edge of the Cotswold Water Park. The town owes a great deal of its

stunning architecture to the wealthy wool traders whose buildings span the Middle Ages to the 18th century. Cirencester benefits from the convenience of the mainstream high street stores combined with numerous independent specialist retailers. There are also a number of delightful bistros, cafes, wine bars and pubs to suit all tastes.

There are excellent primary and secondary state schools and a sixth form college campus, whilst good independent schools are also within easy reach.

Cirencester has a leisure centre including a swimming pool and other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

### Directions

From our office in Cirencester proceed through the Market Place into Dyer Street. Go straight over the traffic lights onto London Road. At the roundabout go straight over and immediately bear right continuing along the London Road. At the roundabout turn left. Continue straight on and then turn left at Moss Way. Take the next right, and then bear right into Beecham Close.

### Viewings

Strictly by appointment only – appointments to view should be made through our Cirencester Office – 01285 655355

### Survey and Valuation

Perry Bishop and Chambers recommend Cotswold Surveyors who are able to undertake Building Surveys or Homebuyer Surveys and Valuations on your behalf. For an informal discussion or a quote, please call 01242 579940.

### Local Authority

Cotswold District Council

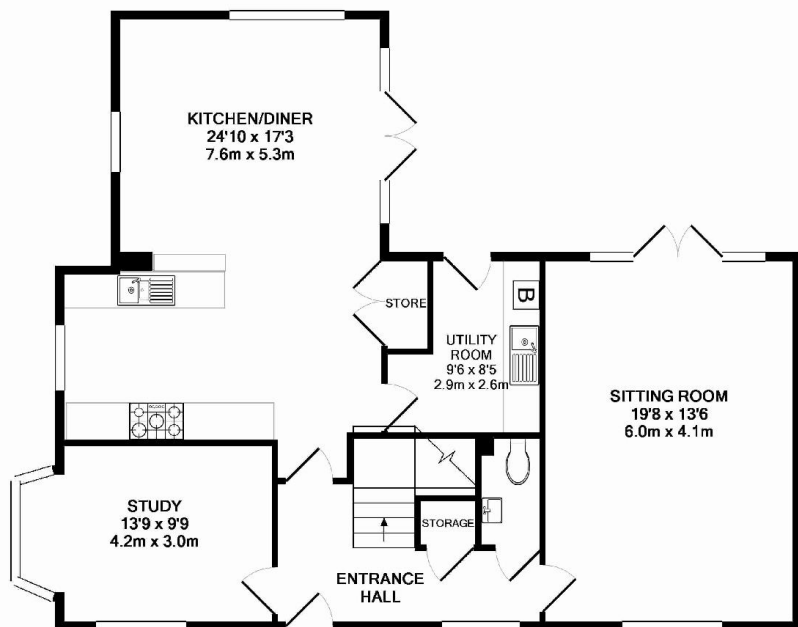
### Services and Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been supplied – please contact us for further details. The above should be verified by your Solicitor or Surveyor

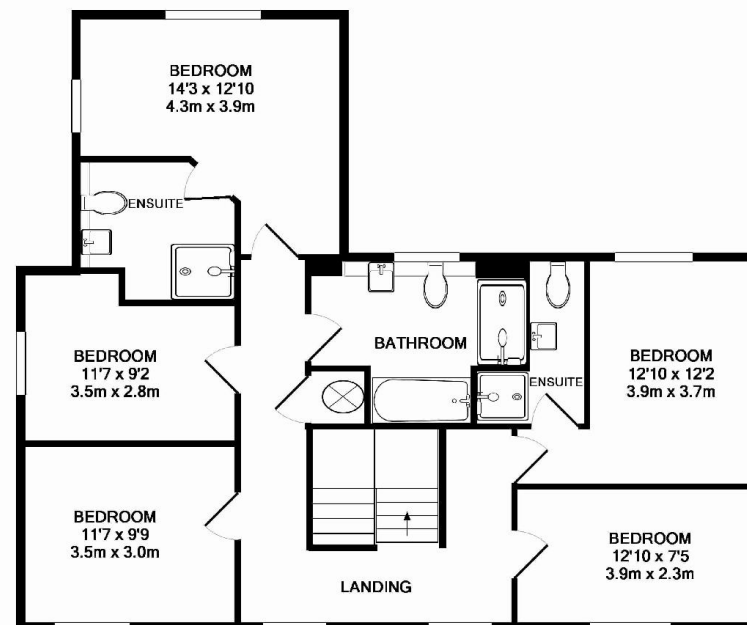
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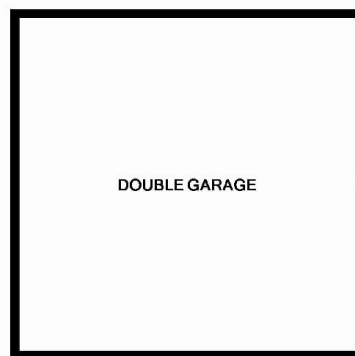




GROUND FLOOR



1ST FLOOR



DOUBLE GARAGE

TOTAL APPROX. FLOOR AREA 1906 SQ.FT. (177.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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