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PROPERTY MADE PERSONAL



Beecham Close Cirencester, Gloucestershire, GL7 1HT

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Key Features



- Substantial detached family home
- Five well-proportioned bedrooms
- Stunning kitchen, dining, family room opening out to the garden
- Two reception rooms
- Ground floor cloakroom and separate utility room
- Family bathroom & two en-suites
- Private landscaped rear garden

About the property

A substantial and immaculately presented five bedroom, detached, modern family home, with double garage all positioned on the fringes of this well-regarded and popular development situated on the eastern outskirts of Cirencester, around a mile's walk from the town centre.

The generous accommodation is arranged over two floors with the ground floor comprising entrance hall with storage cupboard and cloakroom, dual aspect sitting room with feature fireplace and French doors to the garden, a further dual aspect reception room offers the possibility of a dining room, playroom or home office, a stunning open plan kitchen, dining, family room sits to the rear of the property with windows on three sides and French doors opening on to the garden, the ground floor is completed by a separate utility room.

On the first floor there is a sizeable galleried landing accessing the five bedrooms; the principal bedroom

again offers a dual aspect and benefits an en-suite, there is a guest bedroom also with an en-suite, while the three other bedrooms are serviced and a family bathroom with separate shower cubicle.

Outside, to the front the property is approached over a block paved driveway leading to the double garage with parking in front. While to the rear is an enclosed and secluded landscaped garden, with patio, decked and lawned areas. Lastly the property is also only 1 of 3 houses on the development that has a private gate that leads to Hare Bush Wood and the forest walk in to Cirencester.

The property is subject to a management fee for maintenance for the common grounds of approximately £200 p.a.

Amenities

The market town of Cirencester dates back to Roman times and 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.

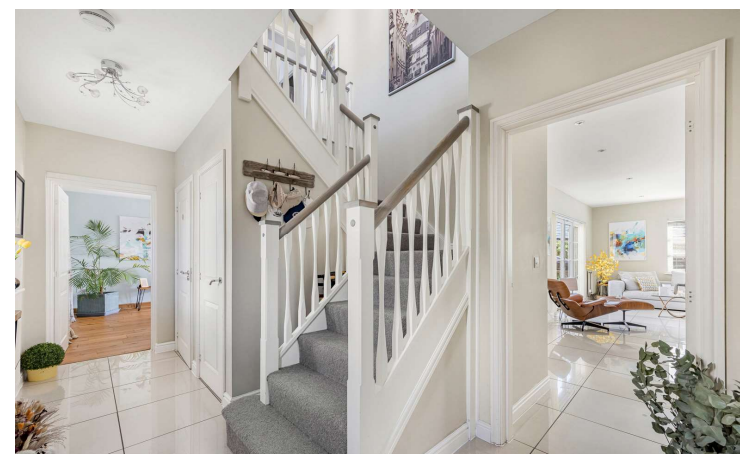
Cirencester benefits from high street stores, independent specialist retailers, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

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 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.

What 3 Words :/// serves.slice.nuzzling

Services & Tenure

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

Local Authority

Cotswold District Council
Council tax Band - F

Our reference

CIR250405
20th April 2026

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
T: 01285 655355
E: cirencester@perrybishop.co.uk

what the owner said

We have had several really enjoyable years living in Beecham Close. The neighbours are all fabulous...there is a genuine family and community feel to the area, and it's often wonderful to see parents and children strolling across to the dedicated Children's play area close by.







**Approximate Gross Internal Area 2363 sq ft - 220 sq m
(Including Garage)**

Ground Floor Area 1022 sq ft – 95 sq m

First Floor Area 1010 sq ft – 94 sq m

Garage Area 331 sq ft – 31 sq m



Ground Floor

First Floor

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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

