



10 Beecham Close, Cirencester, Gloucestershire, GL7 1HT
Asking Price £495,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

Cain & Fuller

To view this house immediately view our VR INTERACTIVE MATTERPORT TOUR on this Listing !! A beautifully presented Handsome four-bedroom family home ideally situated within the desirable Corinium Via development on the edge of this popular town close to a full range of amenities and facilities including popular primary and secondary schools all within level walking distance. In recent years the vendors have improved this attractive family home of special mention is the contemporary wood burner added to the main reception space a pleasing and fabulous feature in the winter months. The house benefits from four double bedrooms a highly desirable feature for the growing family.

Externally there are mature and enclosed gardens benefiting from a private and sunny south westerly facing aspect and a single garage with useful eaves storage and parking to front.

We urge early viewing of this attractive family home through Cain and Fuller in Cirencester.

Asking Price £495,000



Description

This impressive modern property provides well-planned and versatile accommodation extending to approximately 129 sq m, offering an excellent combination of space, comfort and practicality for contemporary family living. The vendors have enhanced the home with recent redecoration and the addition of a woodburner to the principal living space, creating a particularly warm and inviting focal point.

The ground floor provides welcoming and well-proportioned living accommodation, entrance door opening to a light reception hall way with downstairs cloakroom with door to a modern contemporary kitchen/diner with a selection of appliances and the added convenience of a useful utility room situated directly off the kitchen area. A particularly pleasing feature is the set of double doors opening directly from the kitchen/diner onto the safe and secure family garden, which enjoys a sunny south-westerly aspect. The upper floors provide the considerable benefit of four double bedrooms, with the principal bedroom further benefiting from its own en-suite shower room, alongside thoughtfully arranged family space. The property benefits from a modern layout and generous proportions throughout, making it an ideal home for growing families or those seeking flexible living accommodation.

Located within this popular residential development, the property enjoys convenient access to Cirencester town centre, with its excellent range of shops, cafés, restaurants and everyday amenities. The area also provides access to a selection of well-regarded local schools and excellent transport links, making this an appealing location for both families and professionals. Nearby villages offer a selection of traditional Cotswold pubs and hotels including The Pig at Barnsley, Wild Duck at Ewen, and a selection of country pursuits to enjoy the countryside within the Cotswolds area of outstanding beauty.

Key Features

- * Four-bedroom family home
- * Accommodation arranged over three floors
- * Approximately 129 sq m
- * Desirable Corinium Via development
- * Modern and versatile living accommodation
- * Woodburner in the main living space
- * Recently redecorated by the vendors
- * Modern contemporary kitchen with a selection of appliances
- * Useful utility room off the kitchen area
- * Four generous double bedrooms
- * En-suite shower room to the principal bedroom

- * Double doors from the kitchen/diner to the family garden
- * Safe and secure south-westerly facing garden
- * Well-proportioned rooms throughout
- * Convenient access to Cirencester town centre
- * Close to local schools and amenities
- * Freehold
- * An excellent opportunity for family living

Tenure: Freehold

Approximate floor area: 141 sq m

Guide price: £495,000

Cirencester

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing and Paddleboarding is available on the lakes between Cirencester and Swindon.

Amenities

Beecham Close is in a much sought-after location due to its proximity to the town centre which is within walking distance. Cirencester is deservedly known as the "Capital of the Cotswolds" and is extremely accessible, being at the intersection of the Fosse Way and Ermin Way. The latter provides virtual dual carriage access to both the M4 at Swindon and the M5 at Gloucester/Cheltenham. There is a fast and regular Great Western Train service from Kemble (about 3.5 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading.'

Tenure

Freehold

Broadband and mobile

We recommend purchasers go to Ofcom for further details

Council tax

Band E

Epc

Band C

Outside

Externally there are mature and enclosed gardens benefiting from a private and sunny south westerly facing aspect with direct access from the Kitchen/diner through double doors ideal for the family or small animals, there is also secure gated side access.

Single garage and parking

A single garage with useful eaves storage and parking to front.

Viewing

Through Cain and Fuller in Cirencester

Agents note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property.

Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

Cain & Fuller





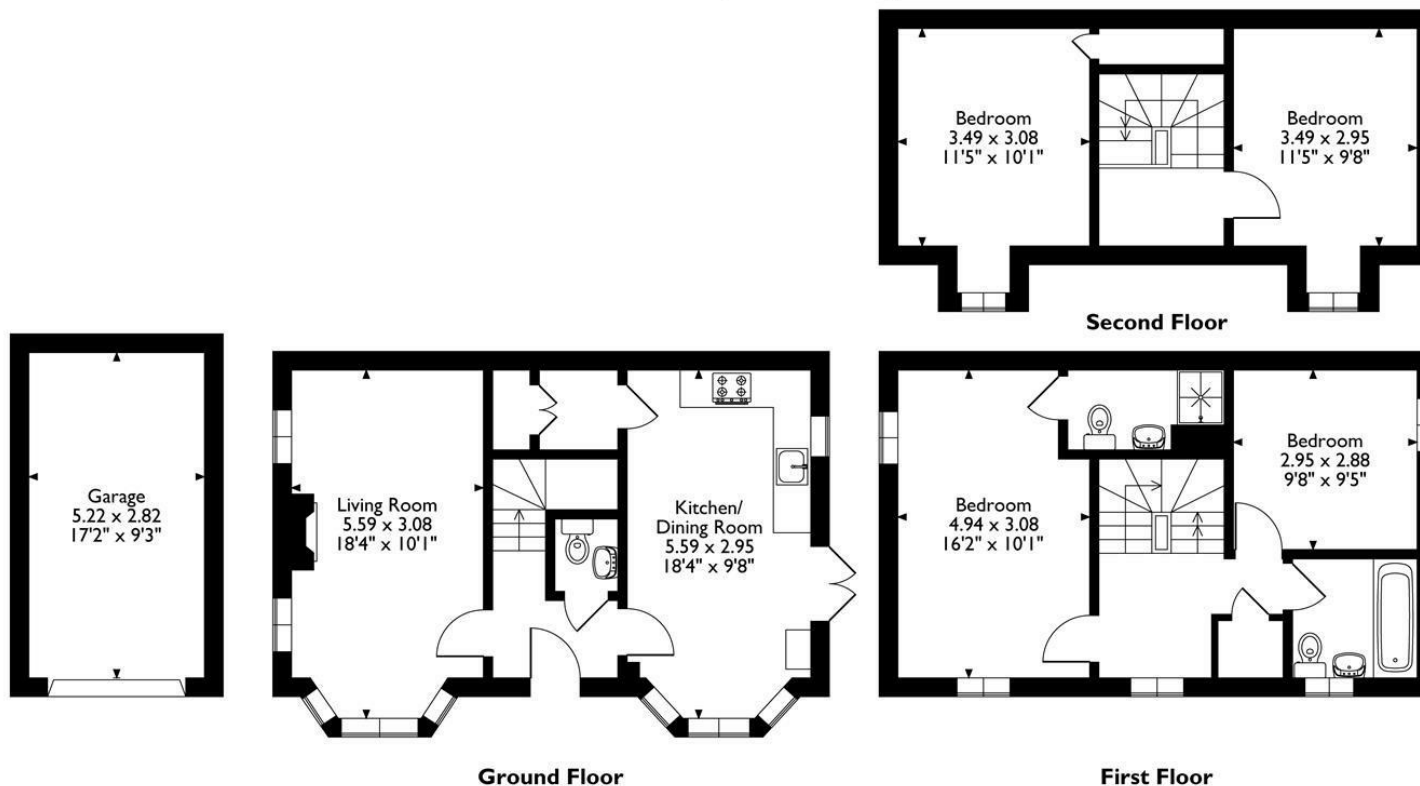
10, Beecham Close, Cirencester, Gloucestershire

Approximate Gross Internal Area

Main House = 114 Sq M/1227 Sq Ft

Garage = 15 Sq M/161 Sq Ft

Total = 129 Sq M/1388 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.