ADKINS

14 Beecham Close, Cirencester, GL7 1HT

** SALE AGREED stc ** Welcome to Cape House - an impressive four-bedroom detached family home. Beautifully presented with generous living space, a superb Wren kitchen and stylish finishes throughout. ** NO ONWARD CHAIN **

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Key Features

4 Bedrooms

2 Bathrooms

2 Receptions

Description
Cape House is an impressive and beautifully presented four-bedroom detached family home, offering generous and thoughtfully arranged accommodation over two floors.

The current owners have invested considerably in the property, creating a stylish and immaculate home that is ready for its next owners to simply move into and enjoy. Improvements include a superb recently fitted Wren kitchen, Amtico flooring through the entrance hallway and kitchen, elegant white wooden shutters throughout and a smart painted front door, all contributing to the home's contemporary finish.

Stepping inside, the large and welcoming entrance hallway immediately gives a sense of the space on offer. The ground floor provides two separate reception rooms, offering excellent flexibility for family life, entertaining or working from home.

At the heart of the house is the impressive Wren kitchen and open-plan dining area, creating an attractive and sociable space for everyday living. Newly fitted French doors open directly from the kitchen onto the rear garden, beautifully connecting the inside and outside spaces during the warmer months.

One of Cape House's real strengths is the amount of usable living accommodation it provides. Arranged traditionally over two floors, the layout feels particularly generous, practical and well suited to modern family life.

Upstairs are four well-proportioned bedrooms, including a principal bedroom with its own en-suite, together with the family bathroom. The accommodation provides excellent flexibility for a growing family, visiting guests or anyone requiring additional space to work from home.

Stylish, spacious and exceptionally well presented, Cape House is a fabulous family home that has been thoughtfully improved and meticulously cared for by its current owners.

Outside
Outside, Cape House enjoys an enclosed and relatively private rear garden, which is not particularly overlooked. A patio area directly outside the kitchen provides an ideal spot for outdoor dining and entertaining, with the remainder of the garden offering an attractive and practical space for family life.

The detached garage has been cleverly partitioned to create two useful areas. To the front is a dedicated storage space, accessed via an electric roller shutter door, while the rear section is currently arranged as a utility room and has previously been used as a work-from-home office.

To the front is driveway parking, while the current owners also make use of an additional area to the side of the property for parking, adding further day-to-day practicality.

Essentials
Tenure: Freehold
Council Tax: Valuation Band: E - 2026/27 £3101.73
Heating: Gas fired
EPC Rated: C 80

Location
Cape House is situated within a popular residential area of Cirencester, approximately a 25-minute walk from the historic Market Place and the heart of the town centre.

Known as the Capital of the Cotswolds, Cirencester offers an excellent mix of independent shops, cafés, restaurants and pubs, together with everyday amenities, schools, leisure facilities and regular markets. The surrounding Cotswold countryside provides wonderful opportunities for walking, cycling and exploring the many picturesque villages and towns nearby.

For commuters and those travelling further afield, Cirencester is conveniently positioned for the A419, A417, M4 and M5, providing good road connections towards Cheltenham, Swindon, Bristol, Oxford and beyond. Kemble railway station is also within easy driving distance, offering direct services to London Paddington.

Sellers Comments
" We have loved living at Cape House, the location has been amazing for our young children with access to the park a stones throw away with primary and secondary schools all within walking distance. There are plenty of dog walking routes nearby and into the market place taking only 25 minutes through the woods.
It also has a good road network for those who commute"

Viewings
Viewings strictly by appointment only through Adkins Property. Please contact Paul or the Adkins team on[use Contact Agent Button] or[use Contact Agent Button] to arrange your 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 current Anti-Money Laundering regulations, all prospective buyers are required to complete identity and financial verification before an offer can be formally accepted or a Memorandum of Sale issued.

This process is carried out securely via Thirdfort, our approved independent compliance provider. Buyers will receive a secure link to complete identity, address, and financial verification remotely. A fee of £18 inclusive of VAT per buyer applies for AML verification. Where required, a Source of Funds check may also apply at £18 inclusive of VAT per transaction.

Please note that we are unable to formally accept an offer or progress negotiations until all AML requirements have been fully satisfied.

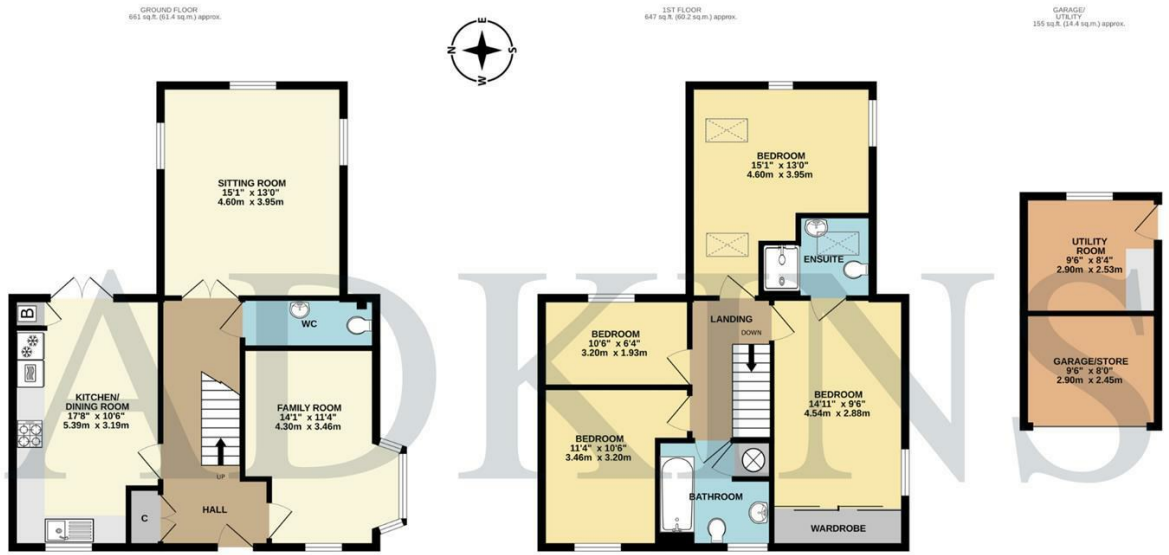
Social
Don't miss our latest property listings, market updates, and behind-the-scenes insights, follow us on social media @adkinsproperty.
We also create engaging video tours of our homes, available across our website and social channels, giving buyers the chance to explore properties anytime, anywhere

Thinking of Selling or Letting Your Property
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.

BOSCH

14 Beecham Close, Cirencester, GL7 1HT
Floor Area: 1463.00 sq ft



TOTAL FLOOR AREA SHOWN INCLUDES GARAGE/UTILITY

TOTAL FLOOR AREA : 1463 sq.ft. (136.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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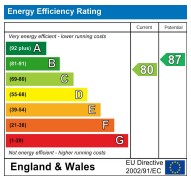
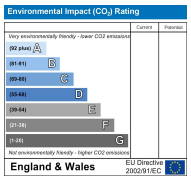
Disclaimer: These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that 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.

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