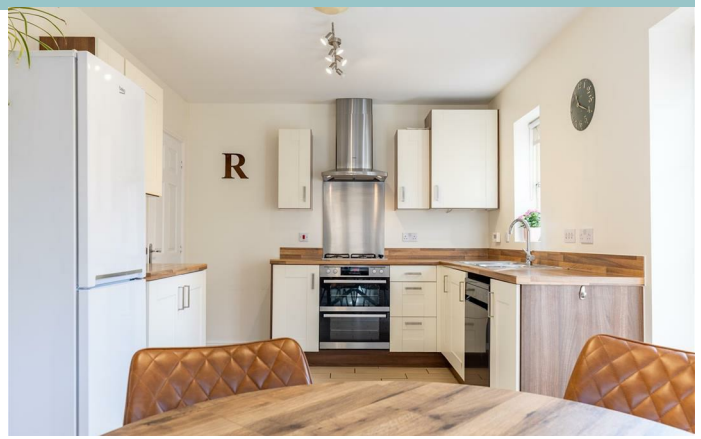
ADKINS

10 Beecham Close, Cirencester, GL7 1HT







Welcome to 10 Beecham Close, Cirencester – a beautifully presented four-bedroom home overlooking an attractive green, featuring a wood-burning stove, spacious kitchen/diner, four double bedrooms, south-westerly garden, garage and parking. Just a 20-minute walk from the town centre.

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Key Features



4
Bedrooms



2
Bathrooms



1
Receptions

Description
Welcome to 10 Beecham Close, a beautifully presented four-bedroom end-of-terrace family home, enjoying a lovely position overlooking an attractive green within the popular Corinium Via development, approximately 20 minutes' walk from Cirencester town centre.

Arranged over three floors, the home offers generous, well-balanced accommodation. The welcoming sitting room features a contemporary wood-burning stove, a bay window to the front and views across the green. The spacious kitchen/diner provides a wonderful space for everyday family life, with French doors opening onto the private courtyard garden. A separate utility room and downstairs cloakroom add further practicality.

The first floor offers a spacious landing, principal bedroom with en-suite shower room, a further double bedroom and family bathroom.

On the second floor, two additional double bedrooms feature attractive dormer windows, providing flexible space for family, guests or working from home.

Outside, mature planting frames the front entrance, while the private, low-maintenance courtyard garden offers an inviting setting for outdoor dining and entertaining. A single garage with useful eaves storage and off-road parking completes the picture.

A warm and welcoming family home, combining generous living space, a lovely outlook and a convenient Cirencester location.

Exterior
A pathway leads to the front entrance, framed by mature trees and shrubs. To the side, a private, low-maintenance courtyard garden offers a sheltered setting for outdoor dining, relaxing and entertaining.

Garage & Parking
A single garage with an up-and-over door and useful eaves storage accessed via a ladder, together with off-road parking directly in front.

Essentials
Tenure: Freehold
Council Tax: Valuation Band: E - 2026/27 £3101.73
Heating: Gas fired
EPC Rated: C 79

Location
This home is situated within a popular residential area of Cirencester, approximately a 20-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.

Sellers Comments
"We've loved our time in this beautiful home, it's looked after us well and been fuss-free. The excellent location has been a real asset with Cirencester being a wonderful place to live and the rest of the Cotswolds within easy reach, too. We are confident the next homeowners will enjoy this house and area as much as we have. Come and have a look around!"

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.


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10 Beecham Close, Cirencester, GL7 1HT
Floor Area: 1202.00 sq ft



TOTAL FLOOR AREA : 1202 sq.ft. (111.7 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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