

13 Beecham Close, Cirencester, GL7 1HT



Welcome to - A Substantial Five Bedroom Home Blending Modern Elegance With Practical Family Design. Situated on the eastern edge of Cirencester, this beautifully upgraded detached home offers over 2,000 sq ft of bright, spacious accommodation within walking distance of the town centre.

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Key Features



5
Bedrooms



3
Bathrooms



3
Receptions

Property Description

Originally constructed by Redrow Homes to an excellent specification, this impressive residence has been further enhanced by the current owners, resulting in a home that feels both contemporary and turnkey. The property also benefits from an impressive EPC rating of B, reflecting its strong energy efficiency and modern performance credentials.

The heart of the property is the exceptional Wren kitchen, finished with quartz worktops and a comprehensive range of integrated appliances including dishwasher and fridge/freezer, wine cooler and unique larder storage. The kitchen flows seamlessly into a spacious open-plan dining and family area, flooded with natural light from three elevations and opening directly onto the garden via French doors - perfectly suited to modern family living and entertaining.

The dual aspect sitting room has been thoughtfully upgraded with engineered wood flooring and centres around a bespoke media fireplace wall, incorporating space for an integrated LCD television and a contemporary electric log-effect fire beneath, creating a striking and welcoming focal point. Engineered wood flooring continues into the dining room, adding cohesion and warmth to the ground floor living spaces. A separate utility room and cloakroom complete the ground floor accommodation.

Upstairs, new carpets have recently been fitted throughout the staircase and first floor, enhancing the sense of quality and comfort. The principal bedroom benefits from fitted air conditioning for year-round comfort and enjoys its own en-suite shower room. A guest bedroom also features an en-suite, while three further well-proportioned bedrooms are served by a spacious family bathroom with separate shower enclosure.

Further practical improvements include a brand new boiler and full fibre broadband connectivity to the property, ensuring efficient heating and high-speed internet capability - ideal for modern working from home requirements.

The presentation throughout is immaculate, offering a genuine turnkey opportunity within one of Cirencester's most sought-after residential settings.

Exterior

The rear garden has been landscaped to provide both privacy and practicality. Designed for ease of maintenance, it offers defined seating areas ideal for outdoor dining, secure space for children and pets, and a natural extension of the open-plan kitchen and family room during warmer months.

To the front, the property enjoys an attractive position within this established development, with mature surroundings and a pleasant approach. Cirencester town centre is approximately a mile's walk, providing access to boutique shops, cafés, restaurants and excellent schooling.

Garage & Parking

A detached double garage provides secure parking and additional storage space. The driveway comfortably accommodates multiple vehicles, making this an ideal home for growing families or visiting guests.

Essentials

Freehold

Gas fired central heating and hot water - New boiler has recently been installed

Council Tax band: F £3303.61 2025/26

Corinium Via

Corinium Via is an exclusive and sought after new development of properties build by CHARLES CHURCH and REDROW HOMES, situated just off the London/Lechlade Road. Built with many local natural products such as Cotswold stone. The green areas and park are maintained by an outsourced landscape and maintenance company. There is an annual charge per property of approx. £210

Sellers Comments

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.

And in the summer, when everything is in bloom, it brings added life and freshness to the area.

The location is great...with only a 15 minute walk into town - and also with the ability to take a more scenic walk through Hare Bush Wood - from directly behind our private garage through a private gate. This small wood is great for walking dogs, admiring the animal life and scenery...or just taking a gentle stroll. And it takes you straight into Cirencester's beautiful Abbey Grounds.

And on top of that, you're only a short drive to all the major commuting routes should you need them. We also love the privacy of our shared close - shared with numbers 9 and 11 - where we have private parking for our three houses.

Viewings

Viewings strictly by appointment only through Adkins Property. Please contact Paul or the Adkins team on 01285 239486 or 07851 111800 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.







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 Floor Area: sq ft



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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