

4 Churn Valley View, Mayfield Park, Cheltenham Road, Cirencester, Gloucestershire.

DIRECTIONS

Please use the postcode GL7 7BH or call the office at any time for detailed directions from your location.

SUMMARY

Refurbished to a high standard throughout, this detached residential home sits in an elevated position on this desirable, security controlled development for the over 50's, with views across the Churn Valley. It sits on a generous plot with driveway parking, garage and wrap around gardens whilst the accommodation includes three bedrooms, two shower rooms, two reception rooms, kitchen and utility. Offered for sale with no onward chain and on a pet friendly site which can provide competitively priced caravan and motorhome storage if required.

PROPERTY

A ramp provides access to the front door of this beautifully presented property. There is an L shaped entrance hall with storage cupboard and access to all the principal rooms. Turning to the right takes you into the large, dual aspect living room with bay window overlooking the valley and feature fireplace. An opening leads through to the dining room with further V bay window to the front. The kitchen is fitted with a range of storage, breakfast bar, built in oven, hob, and hood, and one a half bowl sink. The separate utility room has further storage and appliance space.

The master bedroom is a good size bedroom with bay window, large walk in wardrobe, and an ensuite shower room with shower, wc, and wash hand basin. There are two further bedrooms with built in storage. The property is completed by the refitted shower room with a suite comprising large shower cubicle, wc, and wash hand basin.

GARDENS

The property sits on a generous plot with gardens to all sides. There is a newly block paved driveway providing parking and access to the garage. There is access around both sides of the property to the large rear garden which features areas of lawn, patio, and mature borders. The garden will be improved by the seller before sale.

LOCATION

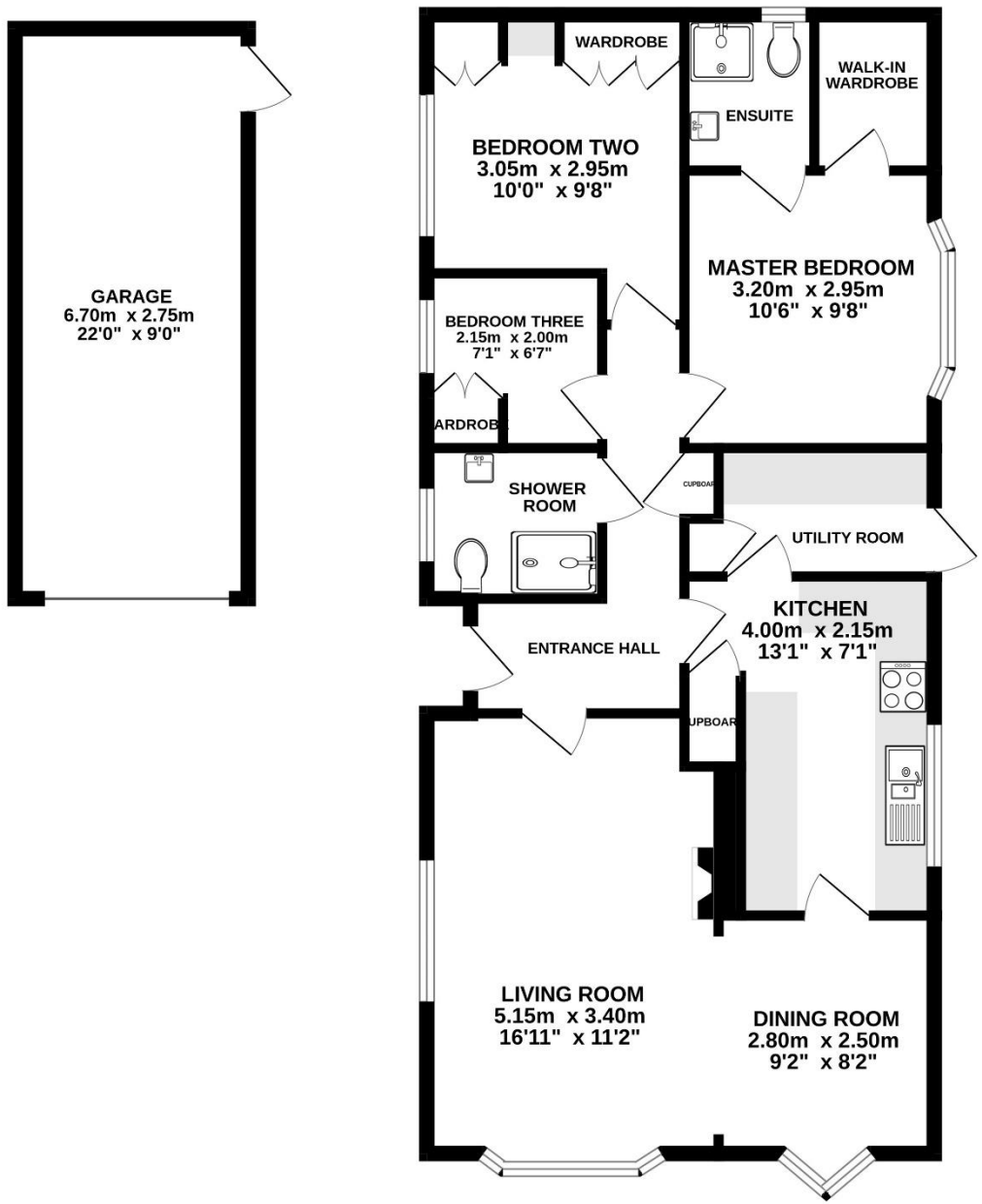
Mayfield Park is an attractive park home site which can be found between Cirencester and Cheltenham. There is a highly regarded local pub, church and convenience store within 2 miles. Whilst enjoying an enviable rural location, there is excellent access to the local road and rail network which includes a bus stop outside the gate which goes into Cirencester, 2 miles away, Swindon, 18miles, and Cheltenham 14 miles.

VIEWING

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



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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