







10 West Hay Grove, Cirencester, Gloucestershire.

### **DIRECTIONS**

Please use the postcode GL7 6BE or call the office at any time for detailed directions from your location.

### **SUMMARY**

Occupying a large plot in a quiet village location is this substantial detached bungalow with two bedrooms, family bathroom, kitchen, living room and large conservatory. There is a garage and parking, large gardens, and plenty of space to extend subject to the necessary consents. It is within easy reach of the village shop and post office, primary school, pub and mainline station with trains to London in just over an hour.

### **PROPERTY**

The property is accessed via a welcoming entrance hall with two useful storage cupboards, and a hatch providing access to the partially boarded loft space. To the right is a kitchen with range of cupboard and drawers, built in fridge freezer, and cooker. There is a large living room with feature fireplace, and double doors leading in to the conservatory which offers spacious further reception space with views and doors out to the garden.

There are two good size bedrooms which both benefit built in wardrobes. The property is completed by a bathroom with a suite comprising wash hand basin, wc, and a 'walk in' style bath with shower over.

### **GARDENS**

The property sits on a generous plot with an open aspect to the front with lawned garden, and driveway leading to a gated area of hard standing. There is a further driveway providing additional parking with access to the detached garage with up and over door to the front, light and power, and pedestrian door into the garden. The rear garden is a great size and is enclosed by walls and fencing. There are areas of patio, lawn, raised beds and mature shrub borders, as well as a greenhouse, and potting shed.

### **LOCATION**

The property is situated in a desirable, quiet close in the heart of this popular village. The village shop and post office, primary school, pub, and mainline station with direct London trains, are all within easy reach. The nearby towns of Cirencester, Malmesbury, and Tetbury are all within 10 miles.

### **VIEWING**

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

### **MORTGAGE**

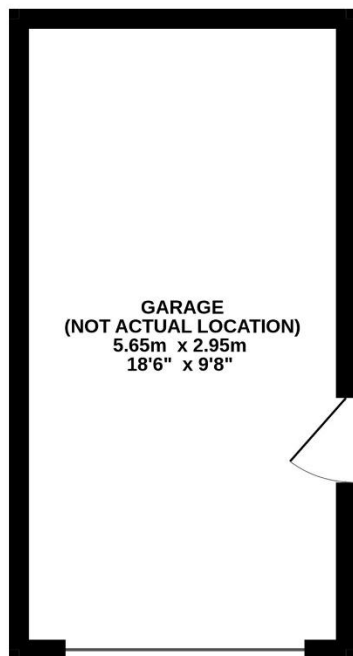
We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

### **AGENTS NOTE**

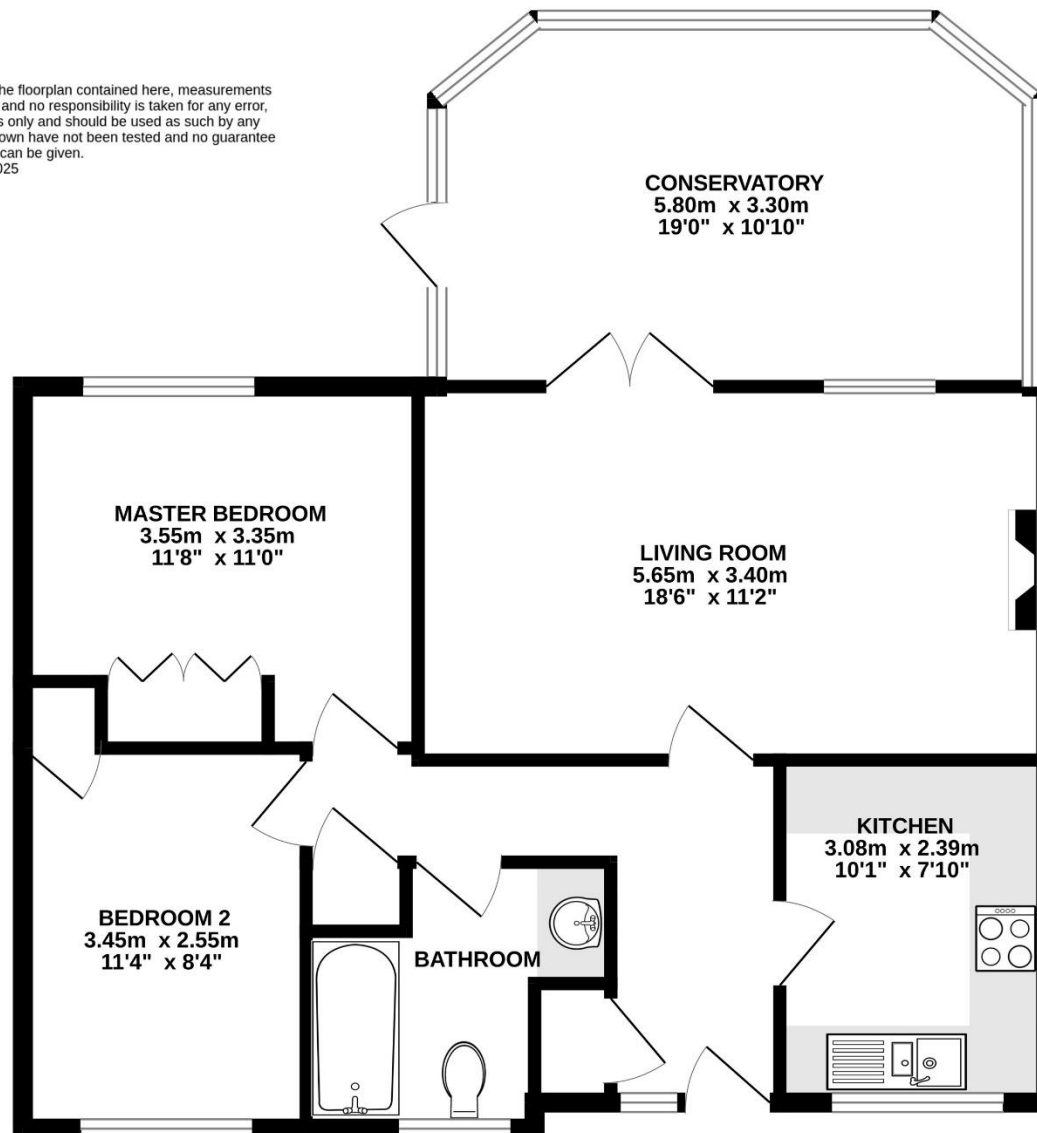
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

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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GARAGE



**GARAGE**  
(NOT ACTUAL LOCATION)  
5.65m x 2.95m  
18'6" x 9'8"



**CONSERVATORY**  
5.80m x 3.30m  
19'0" x 10'10"

**MASTER BEDROOM**  
3.55m x 3.35m  
11'8" x 11'0"

**LIVING ROOM**  
5.65m x 3.40m  
18'6" x 11'2"

**BEDROOM 2**  
3.45m x 2.55m  
11'4" x 8'4"

**BATHROOM**

**KITCHEN**  
3.08m x 2.39m  
10'1" x 7'10"





