





## 6 Churn Valley View, Mayfield Park, Cirencester, Gloucestershire.

### DIRECTIONS

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

### SUMMARY

Situated towards the end of a no through lane on this desirable residential area on Mayfield Park, is this surprising large and well presented park home with dual aspect living room, large kitchen/dining room, separate utility room, two double bedrooms with built in wardrobes, bathroom and ensuite shower room. Further benefits include a large plot with generous gardens, parking and garage. The property enjoys views across the valley and the park is on a convenient bus route for Cirencester, Cheltenham, and Swindon.



### PROPERTY

This deceptively large Park Home offers light and spacious accommodation throughout and is accessed via a welcoming entrance hall. Straight ahead is the large dual aspect living room which is a particularly bright room featuring a gas fireplace, double doors to the kitchen/dining room, bay windows and far reaching views across Churn Valley. The generous open plan kitchen/dining room is fitted with a range of cupboards and drawers, a breakfast bar, one and a half bowl sink with drainer, space for a tall fridge freezer, built in oven, hob and hood and provides plentiful space for dining table and chairs as well as access to the garden via French doors. There is a separate utility room benefiting from storage as well as plumbing and space for white goods. The two double bedrooms provide built in wardrobe space whilst the master bedroom benefits from an ensuite shower room with wc and wash hand basin. The accommodation is completed by a bathroom comprising corner bath, wc and wash hand basin.



### GARDENS

The property is situated on a desirable plot towards the end of a no through road and benefits from gardens to all sides. The private garden offers a large area of lawn and is enclosed by a mixture of mature trees and hedging.

Further benefits include driveway parking and single garage with power and light.

### 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 offered by the nearby filling station, all within easy reach. 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, 18 miles, 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.

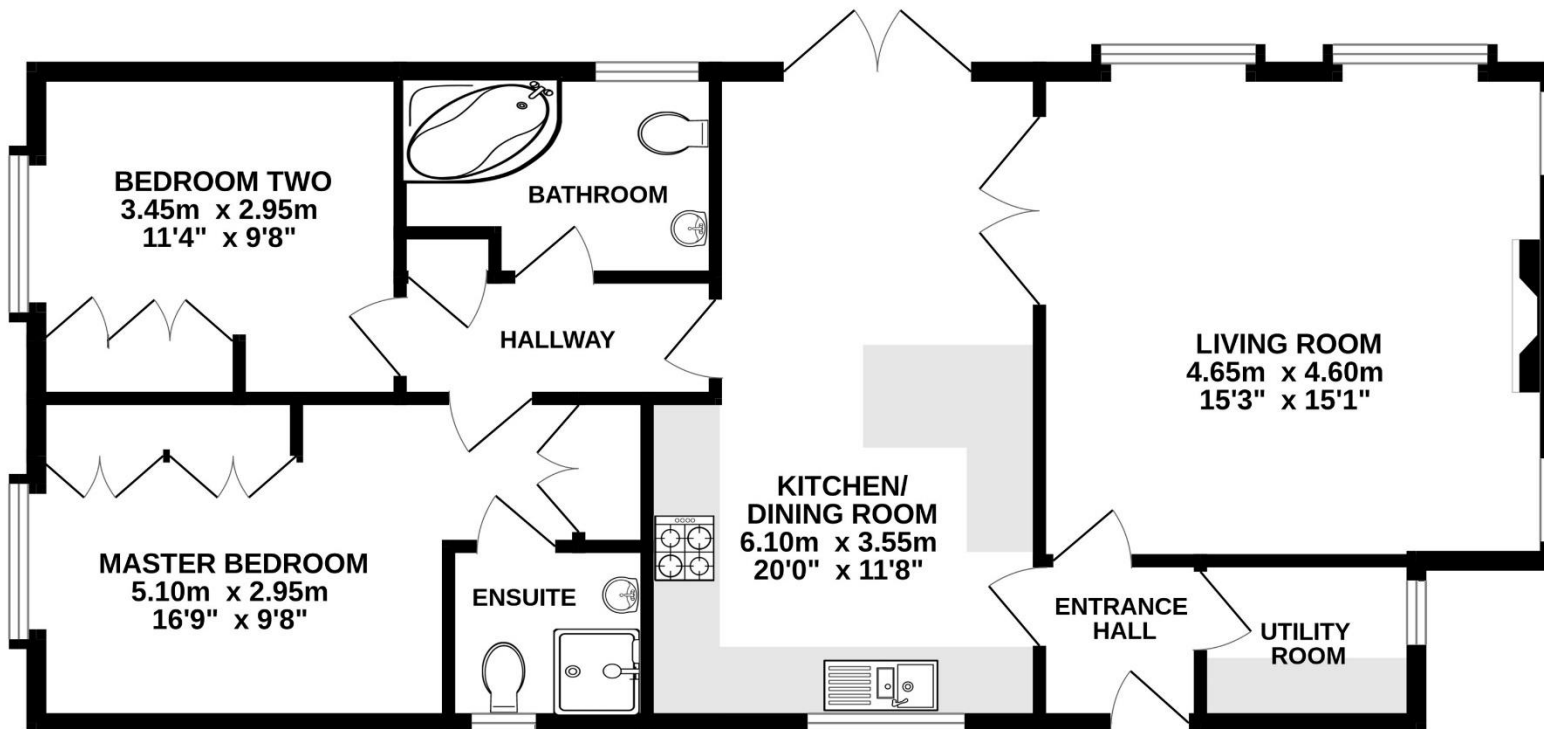
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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