



Mayfield Park, Cirencester, Gloucestershire.

£250,000



22 Mayfield Park, Bagendon, Cirencester, Gloucestershire.

Directions

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

Summary

Positioned within a well regarded development, this nearly new Stately Albion Wentwood park home offers a rare blend of space, light and quality. Vaulted ceilings and full height windows create an immediate sense of openness, with the dual aspect living space enjoying views across the surrounding landscape. Well arranged with kitchen, dining area, utility and a principal bedroom with walk-in wardrobe and ensuite, plus a second double bedroom. Low maintenance gardens and driveway parking complete a home that balances lifestyle and practicality.

Step inside

Step into a welcoming entrance hall with useful built-in storage, setting the tone for what follows. To the left sits the dining room, with double doors opening into a superb full width living space. This is the real heart of the home, dual aspect, filled with natural light and enjoying views out across open fields, with a feature fireplace adding a focal point.

The kitchen is well fitted with a range of storage and integrated appliances, with a separate utility room providing further practicality and its own external door.

The principal bedroom is a particularly comfortable space, complete with walk-in wardrobe and ensuite shower room. The second bedroom is also a genuine double, dual aspect with built-in storage, and is served by a well appointed family bathroom.

Step outside

The property sits on a nicely positioned plot with gardens wrapping around all sides, designed to be low maintenance while still offering space to enjoy. To the front, the open outlook across fields gives a real sense of breathing room, something that's increasingly hard to find.



There is driveway parking, and the wider development is well kept and established, with communal areas and additional parking close by.

Area insight

This is one of those spots that gets the balance just right. Peaceful and semi-rural in feel, yet far from isolated. Stratton is just a couple of miles away for day to day essentials, while Cirencester is within easy reach for a broader mix of shops, cafés and amenities. For those needing to travel, there are regular bus routes nearby connecting to Cheltenham and Swindon via Cirencester, making this a surprisingly well connected location for somewhere that feels this relaxed.

Viewing

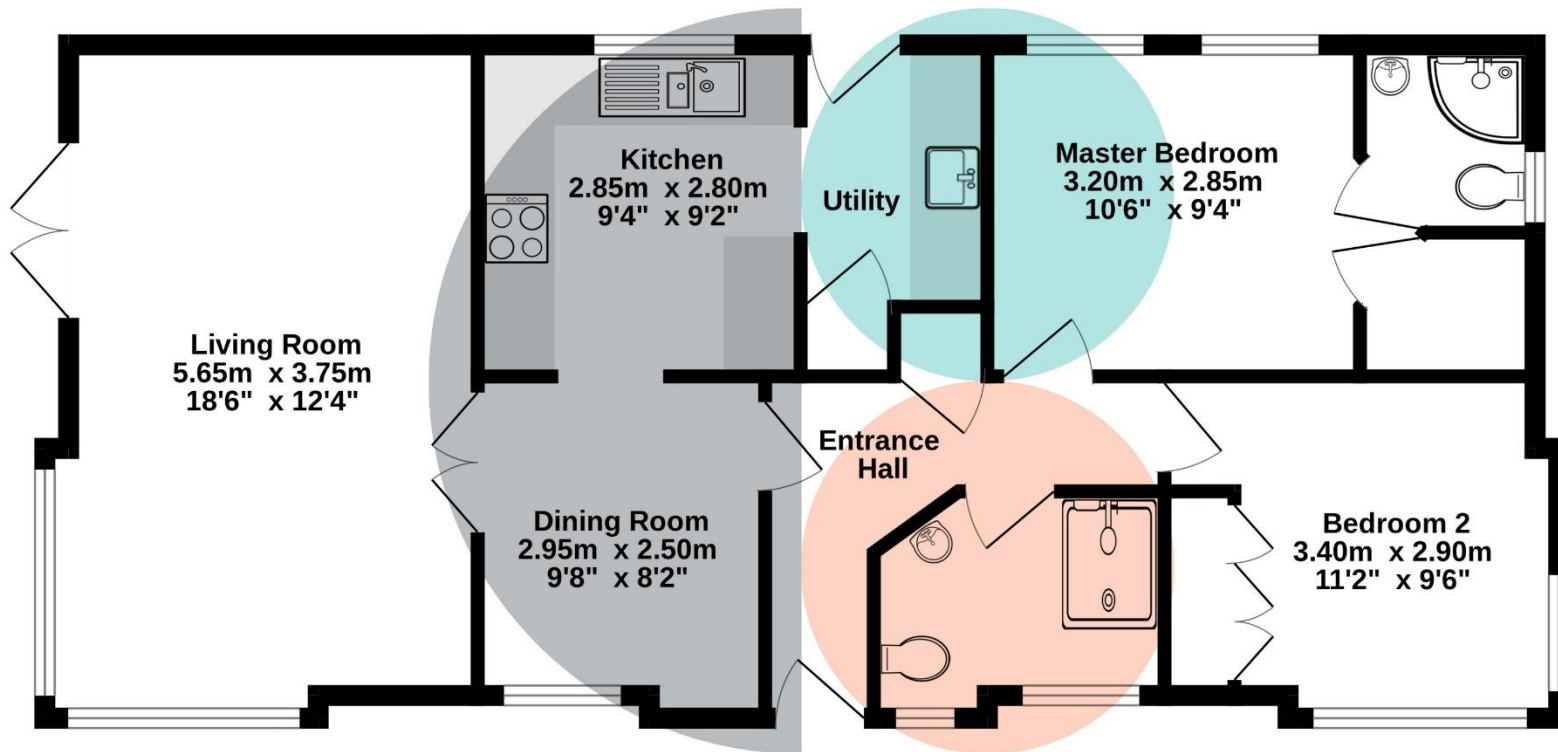
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

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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