





## 9 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

Positioned within the ever-popular Mayfield Park, this well-presented residential park home offers a comfortable, easy-to-manage lifestyle with the added benefit of a slightly elevated setting and a generous plot. With driveway parking for two vehicles, step-free access from the front, and a garden that feels both usable and private, it balances practicality with a sense of space. A home that has been much improved and simply works, quietly and confidently, in a location that continues to prove popular.

### Step inside

A welcoming entrance hall sets the tone, offering a natural introduction to a home that feels both well laid out and easy to live in. The living room is a particularly strong space, stretching across the width of the property and filled with natural light from multiple windows and doors that connect out to the garden. There is a relaxed, open feel here, with a natural flow through to the dining area, creating a sociable and versatile main living space. The kitchen sits just off this area, well arranged with a good range of units and worktop space, and enjoys a pleasant outlook. A separate utility area adds further practicality, keeping everyday living neatly tucked away. There are two bedrooms, both comfortable doubles. The principal bedroom benefits from a large walk in wardrobe and its own ensuite shower room, while the second bedroom is well proportioned and served by the main bathroom. Throughout, the property feels bright, well kept, and ready to move straight into. The current owner has made a number of considered improvements over time, some you notice straight away, others you don't, but all adding up to a home that quietly overdelivers on comfort and efficiency.

### Step outside

The outside space is a real strength here. The garden wraps around the property, offering a combination of lawn and seating areas that are easy to maintain while still providing plenty of usable space.

There is a sense of openness thanks to the elevated position, while established boundaries create a good level of privacy. Unusually for a park home, access is step free, making it particularly easy to navigate day to day. Driveway parking for two vehicles sits alongside the property, completing a practical and well-rounded setup.

### Area insight

Mayfield Park remains one of the area's most established and well-regarded residential park home settings, known for its sense of community and well-kept surroundings. Positioned within easy reach of Cirencester, it offers convenient access to a wide range of shops, cafés, healthcare facilities and everyday amenities, while still enjoying a more relaxed, edge-of-town feel.

For day-to-day connectivity, a regular bus service running between Cheltenham and Swindon, via Cirencester, stops just outside the park, offering a simple and accessible option for getting around without relying on a car.

The surrounding countryside is close at hand, with open green spaces and walking routes readily accessible, adding to the appeal of the location.

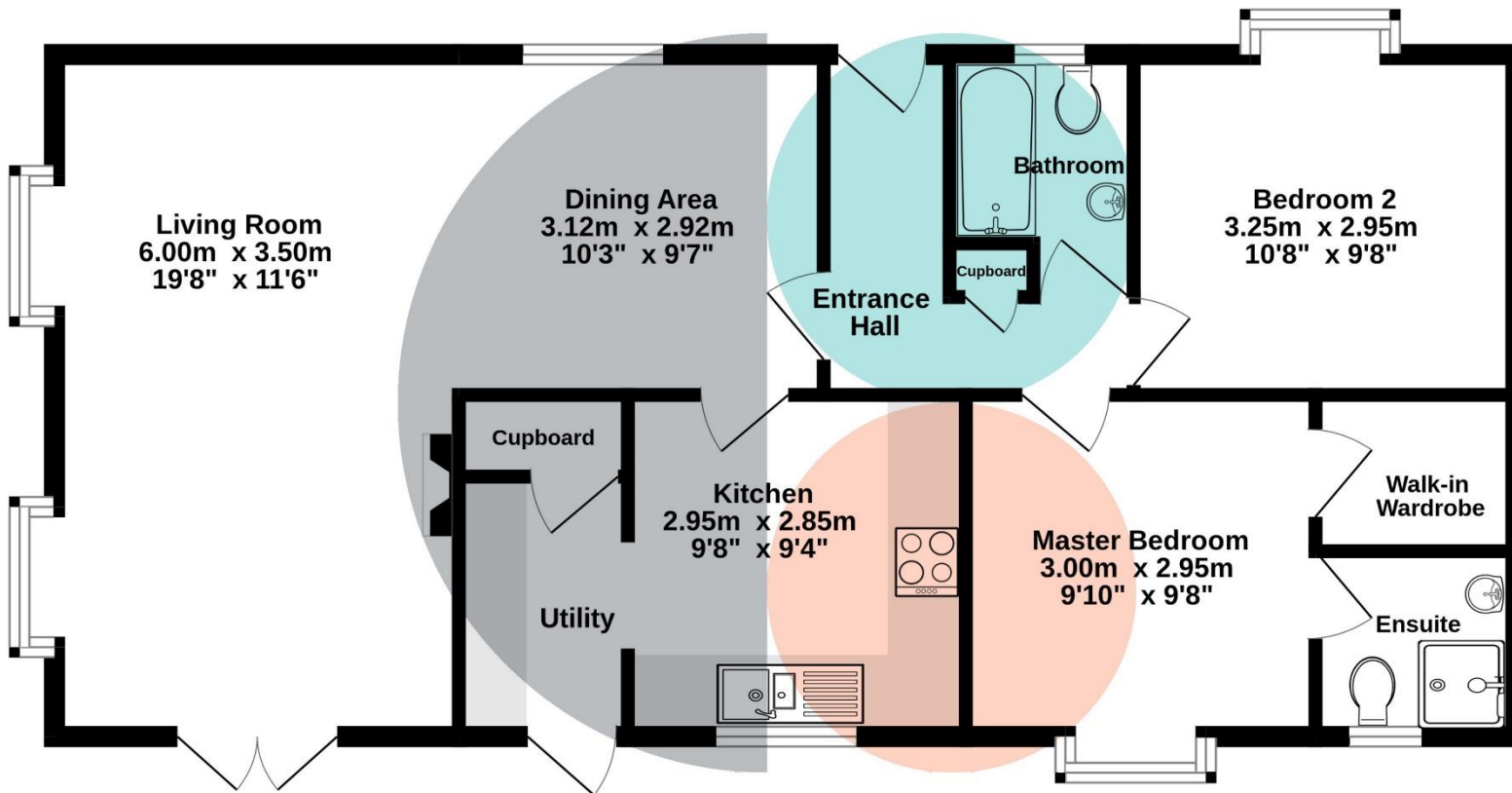
It is this balance of accessibility, community and low-maintenance living that continues to make Mayfield Park such a popular choice.

### 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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