



6 Seven Waters, Leonard Stanley, Gloucestershire, GL10 3NY
£485,000

PETER JOY
Sales & Lettings



6 Seven Waters, Leonard Stanley, Gloucestershire, GL10 3NY

Individually designed detached house in desirable Leonard Stanley, bordering open countryside. Includes three double bedrooms, a spacious 21' sitting/dining room, generous gardens, plentiful parking, and an integral garage that would be ideal for conversion to provide a first class kitchen/family room (subject to consent)

ENTRANCE HALL WITH GALLERIED LANDING OVER, 21' SITTING/DINING ROOM WITH MULTI FUEL STOVE, KITCHEN, REAR HALL, CLOAKROOM/WC, THREE DOUBLE BEDROOMS, BATHROOM, INTEGRAL GARAGE, PARKING FOR SEVERAL CARS AND A GENEROUS REAR GARDEN

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

6 Seven Waters is a individual detached home, peacefully situated in a semi-rural setting on the edge of open fields in the popular village of Leonard Stanley, just a few miles west of Stroud. The village enjoys a friendly, inclusive community feel, with two well regarded primary schools nearby and the shops and amenities of Kings Stanley within easy reach. For those who love the outdoors, beautiful countryside walks begin just moments from the doorstep.

Built using traditional methods, the property has been thoughtfully updated by the current owners to create a home that is both stylish and comfortable, while still offering scope for further enhancement including potential for extension or a garage conversion, subject to the necessary consents. The ground floor features a practical porch, ideal for muddy boots, and a generous entrance hall with understairs storage. This leads into a bright and spacious 21' sitting/dining room, with a multi-fuel stove set into a fireplace and glazed doors opening onto the rear garden. The kitchen is fitted with sleek, modern cabinetry, complemented by a rear hall and a cloakroom/WC, which also has plumbing for a washing machine. Upstairs, a light filled galleried landing gives access to three well proportioned double bedrooms, two of which benefit from built-in storage. A family bathroom serves the floor, and a large landing cupboard offers excellent storage with potential for conversion into an en-suite shower room for the adjacent bedroom, subject to building regulations. Tastefully decorated throughout, the house enjoys lovely views from the rear windows across the garden to the open fields beyond, the perfect backdrop for relaxed country living.

Outside

To the front of the property, a driveway provides parking for several vehicles and leads to an integral garage with up-and-over door. There is gated access to both sides of the house, one of which includes a useful gravelled area ideal for bin storage, a wood store, and an electric vehicle charging point. The rear garden enjoys a good-sized level lawn, enclosed by picket fencing and beech hedging, with lovely views over open fields. A paved seating area in the far corner is perfect for relaxing or entertaining, and thoughtfully planted borders add a touch of colour and character.

Location

Leonard Stanley and neighbouring Kings Stanley are popular Villages to the West of Stroud. This location offers easy access to open countryside, local amenities including a primary school, tennis court, cricket club and social club. Amenities at Kings Stanley include a post office and supermarket. The nearby town of Stonehouse offers a wider range of amenities to include banks, post office, local schools, supermarkets and butchers. The main line railway station provides a direct route to London (Paddington) and junction 13 of the M5 Motorway is approximately 3 miles away.

Directions

From our Nailsworth office turn left and head out on the A46 in the direction of Stroud. Upon reaching Lightpill and Aldi supermarket turn left onto Dudbridge Road. Continue along here turning left by Sainsburys and follow the bypass in the direction of Stonehouse. Upon reaching the second set of traffic lights turn left and follow the signposts to Kings Stanley. Continue past the village shop and continue into Leonard Stanley. Pass the turning for Church Road on your right and 6 Seven Waters can be found a short way along on the right.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast connection, and you are likely to have full service from all major mobile providers although reception from O2 may be limited inside the house. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



6 Seven Waters, GL10 3NY

Approximate Gross Internal Area = 111.1 sq m / 1196 sq ft
 Garage = 14.0 sq m / 151 sq ft
 Total = 125.1 sq m / 1347 sq ft

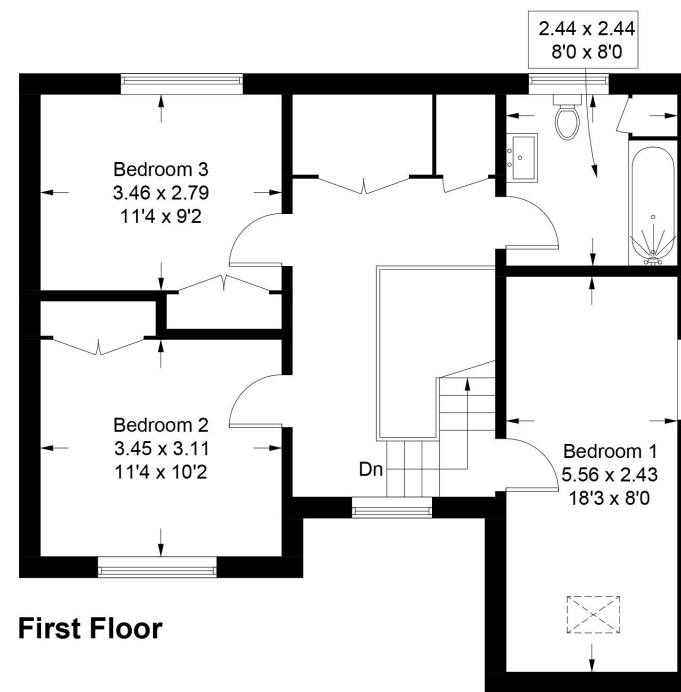
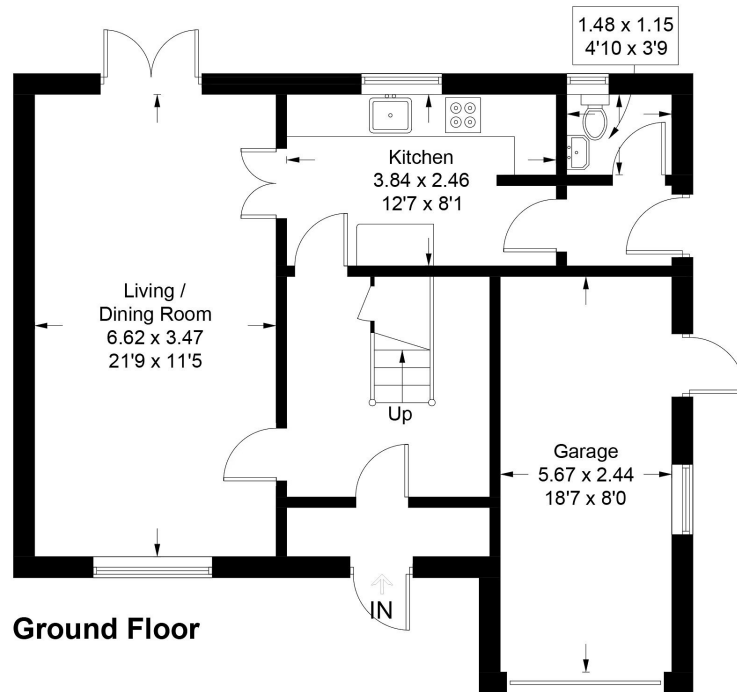


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1234051)

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92+)	A	80
(81-91)	B	
(69-80)	C	57
(55-68)	D	
(39-54)	E	57
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.