



46 Seven Waters, Leonard Stanley, Gloucestershire, GL10 3PA  
£275,000

**PETER JOY**  
Sales & Lettings





## 46 Seven Waters, Leonard Stanley, Gloucestershire, GL10 3PA

Offered CHAIN FREE- a two bedroom mid terrace cottage located in lovely Leonard Stanley with views, character features, garden and useful attic

18' SITTING ROOM, KITCHEN/DINING ROOM, TWO BEDROOMS, BATHROOM, ATTIC AND GARDEN

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: [nailsworth@peterjoy.co.uk](mailto:nailsworth@peterjoy.co.uk)



### Description

The cottage boasts original features, including an 18' sitting room with a large inglenook fireplace - a quintessential feature of homes from this period. The kitchen/dining area at the rear of the property is a welcoming space with French doors that open onto a small, private garden. Winding stairs from the sitting room lead to the first floor, where a spacious bathroom, main bedroom and second smaller bedroom are located. Stairs from the landing lead to the top floor where there is an attic bathed in natural light from Velux roof windows. This property presents an exciting opportunity for those looking to restore and personalize a historic home in a desirable village setting.

### Outside

The property also includes a small front garden with a hedge row, providing picturesque views over open fields, and a lawned rear garden with a useful shed and brick built store. Although the cottage has no off road parking, ample on street parking is available outside.

### Location

This location offers easy access to open countryside, local amenities including a primary school, tennis court, cricket club and social club. Amenities at nearby 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 46 Seven Waters can be found a short way along on the right-hand side, identified by our for sale board.

### Agents note

There is a shared pathway at the side of the house to the right of number 46 which gives access to the brick store. Number 46 also has a pedestrian right of way over the neighbouring property to access the garden.

### Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast connections, and you are likely to have full service from all major mobile providers outside the property, although reception may be limited from some providers inside the house.

### Local Authority

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



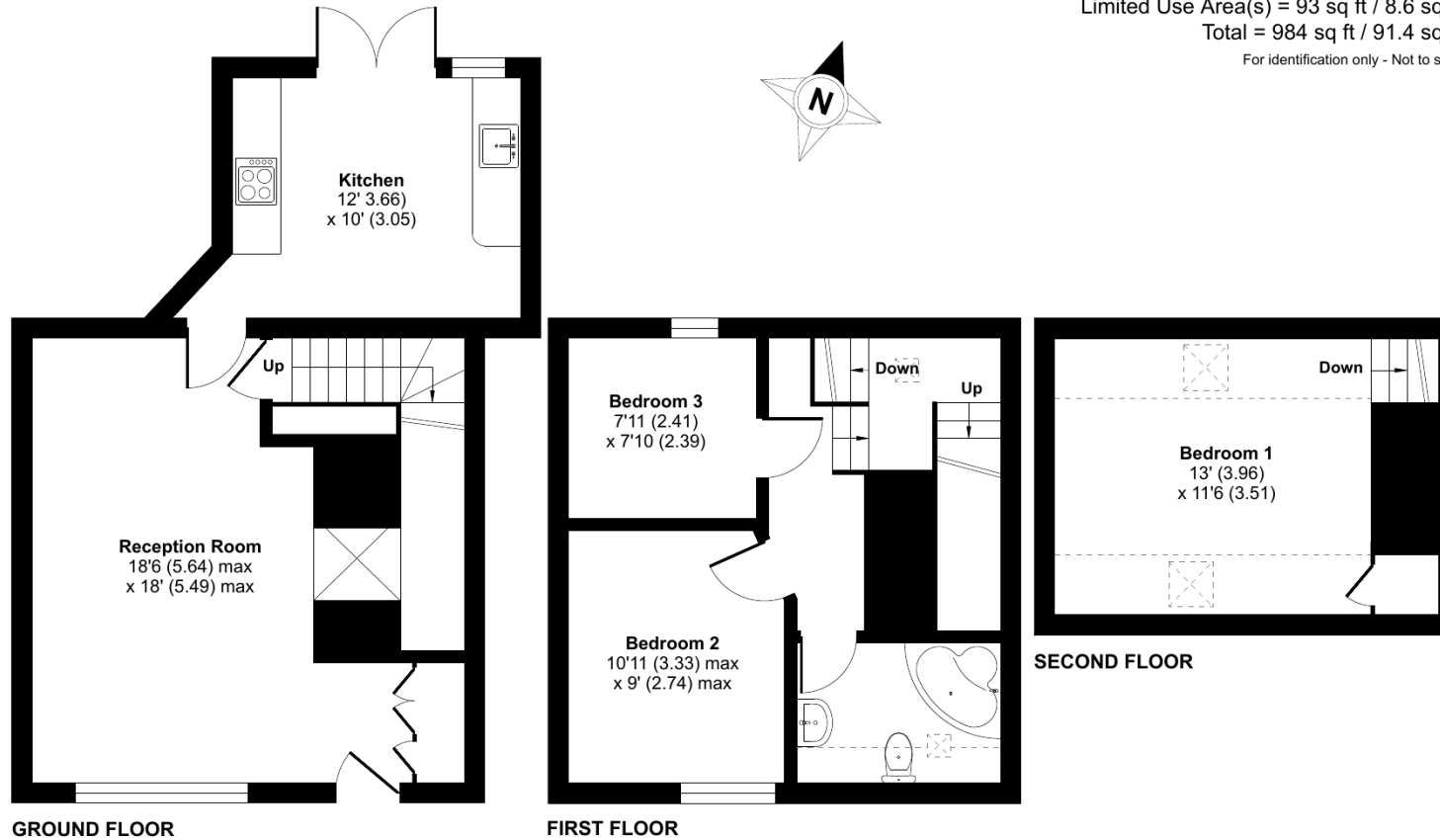
# Seven Waters, Stonehouse, GL10

Approximate Area = 891 sq ft / 82.8 sq m

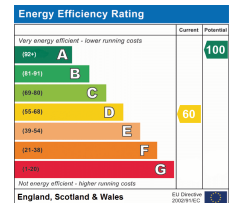
Limited Use Area(s) = 93 sq ft / 8.6 sq m

Total = 984 sq ft / 91.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1178193



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.