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— OF —
GLOUCESTERSHIRE



72 ENDERLEIGH, SEVEN WATERS, LEONARD STANLEY, STONEHOUSE, GL10

The Property

A Charming, Character-Filled Family Home in Leonard Stanley

Set in the heart of the sought-after village of Leonard Stanley, this beautifully restored stone cottage is a true testament to thoughtful craftsmanship and timeless design. Lovingly modernised and extended over the past 18 years, the home blends period charm with modern comfort, offering spacious and versatile living across three floors.

As you arrive, the peaceful setting becomes instantly apparent, with open views across fields and distant glimpses of the Coaley Peek hills. A gravel driveway provides parking for up to five vehicles and leads to a pair of wooden gates, opening into the private rear garden.

Step inside through the open porch and into a welcoming entrance hall, laid with flagstone-style flooring and leading to the heart of the home. The L-shaped sitting room is rich with character—wooden floors, exposed beams, and a cosy log burner make it the perfect retreat for winter evenings. Built-in bookshelves line one wall, ideal for relaxed reading or family gatherings.

The kitchen and dining space is the true hub of the home. To the front, the kitchen features bespoke cabinetry, a Belfast sink with open views, a freestanding Rangemaster cooker, and a rustic moveable island. It flows effortlessly into the dining/family area, where a wall of glass with French doors opens onto the garden. Stone flooring and underfloor heating add both comfort and style—this is a space designed for both everyday living and entertaining.

Practical features include a large boot room with stable door, built-in bench seating, and ample storage, leading into a well-equipped utility room and cloakroom—ideal for busy family life and muddy dog walks.

Upstairs, the first floor offers three spacious double bedrooms, all filled with natural light and lovely views. The standout feature here is the family bathroom—a luxurious space with exposed Elm floorboards, a roll-top clawfoot bath, walk-in rainfall shower, and dual vanity sinks, all framed by a beautiful exposed stone wall.

The second floor provides a quiet landing/study area, a fifth bedroom with countryside views, and an exquisite master suite. With its vaulted ceiling, exposed beams, built-in eaves storage, and panoramic outlook over the surrounding fields, it's a private sanctuary. The en-suite wet room is thoughtfully designed, with walk-in shower, porthole window, and high-quality finishes throughout.

The garden is an extension of the home—private and enclosed, with lawned areas, mature trees and shrubs, and two stone outbuildings that offer great potential as a studio or home office.

This is a rare opportunity to acquire a home of genuine character and warmth—ideal for a growing family or those seeking a peaceful village lifestyle with space to entertain, unwind, and enjoy the beauty of the countryside. Offered to the market with no onward chain.

AGENTS NOTE

Stamp duty at £635,000

First time buyer £21,750 Moving home £121,750 Additional property £53,500





Outside

Gardens

The garden is fully enclosed, offering plenty of privacy and a peaceful feel.

Double gates at the side give access to a chippings area with additional parking, and there are multiple ways into the garden itself, including French doors from the kitchen's dining area and a stable door from the boot room.

Just outside the dining area, a paved terrace creates a lovely spot for outdoor dining, with steps leading up to a lawn surrounded by well-stocked borders and a variety of trees.

A further sun terrace sits higher up, with a garden path leading to two outbuildings, both offering potential to be converted into a studio space, with views stretching up towards Coaley Peek.

It's a great setup for entertaining or simply unwinding with a glass of wine after a long day.



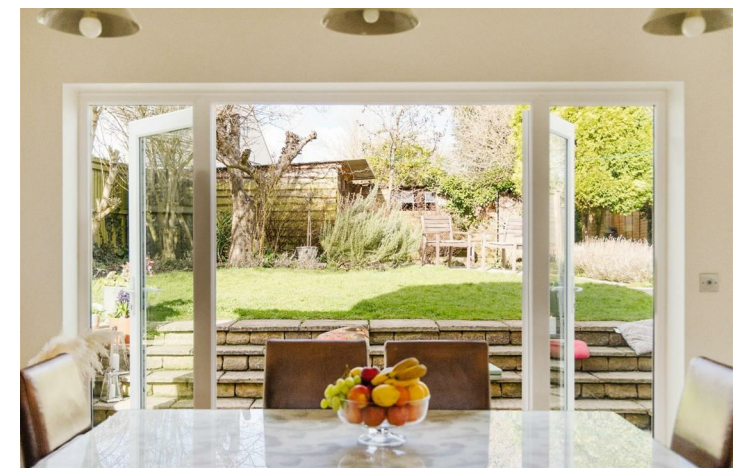
Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band C and EPC rating D





Location

Located in the well regarded village of Leonard Stanley, this property benefits from local amenities including a primary school, tennis court, cricket club, social club and a church which are a short distance away. Amenities at nearby Kings Stanley include a hairdressers and supermarket/post office. The nearby town of Stonehouse offers a wide range of amenities to include 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 three miles away. Stroud is also within easy reach and offers a more comprehensive selection of shopping, educational and leisure facilities, with an award winning weekly farmers market.



Directions

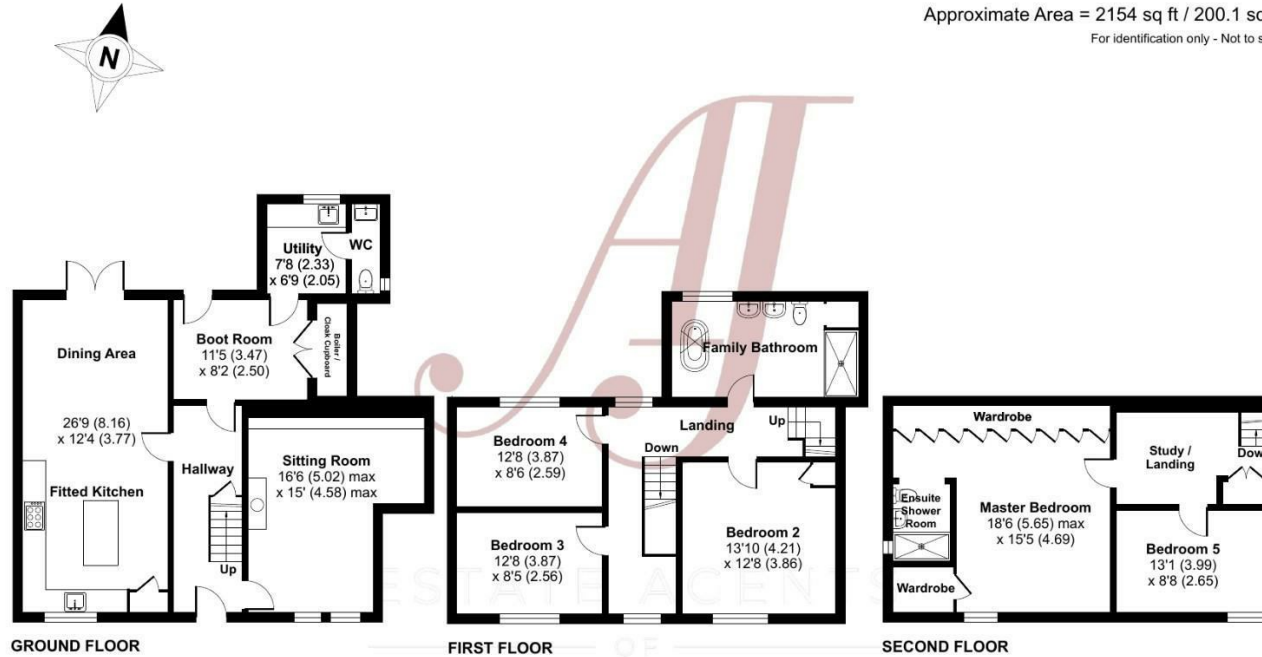
From the M5 Junction 13, follow the A419 towards Stonehouse. Follow the road past Stonehouse Court Hotel on the right, this road becomes Bristol road. Once you approach a main set of traffic lights, turn right and follow over the canal into Bridgend. Follow the lane into the village of Leonard Stanley on the Downton road to a T junction turn right the property,. Follow the road out of the village towards Eastington and the property is the last house on the right as you go out of the village as denoted by our for sale board.



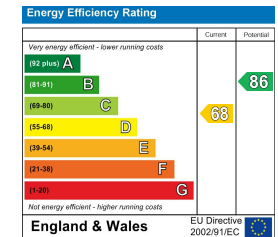
Seven Waters, Leonard Stanley, Stonehouse, GL10

Approximate Area = 2154 sq ft / 200.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for AJ Estate Agents of Gloucestershire. REF: 1249899



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