50 · Seven Waters · Leonard Stanley · Stonehouse

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50 Seven Waters
Leonard Stanley
Stonehouse
GL10 3PA

A charming two-bedroom cottage enjoying a delightful position on the outskirts of the popular village of Leonard Stanley, with attractive countryside views and convenient access to the village's local amenities and community.

BEDROOMS: 2
BATHROOMS: 1
RECEPTION ROOMS: 1

GUIDE PRICE £275,000

FEATURES

- Countryside Views
- Character Features
- Recently Renovated
- Private Rear Garden
- Two Double Bedrooms
- Short Walk to Local Amenities
- Popular Local Schools
- Versatile Work From Home Space
- Plenty of On-Street Parking

DESCRIPTION

A charming two-bedroom cottage enjoying a delightful position on the outskirts of the popular village of Leonard Stanley, with attractive countryside views and convenient access to the village's local amenities and community.

The property opens into a generous and characterful living room, featuring a striking exposed-brick fireplace and ample space for both comfortable seating and dining. To the rear, the accommodation continues into a recently installed kitchen, which combines modern practicality with a wonderfully rustic feel. The kitchen is equipped with a Belfast sink and range cooker, while a door provides access to the rear garden.

The charming staircase rises to the first floor, where the principal bedroom enjoys pleasant views to the front, plenty of natural light and generous proportions for a double bed and storage. Also on this floor is the recently renovated family bathroom, thoughtfully finished to complement the character of the property and comprising a WC, wash-hand basin and double shower enclosure.

The second floor provides a versatile study, offering an excellent work-from-home space or alternatively the potential for use as a dressing room. Beyond this is the second double bedroom, positioned at the front of the property and featuring a dormer window which takes full advantage of the impressive surrounding views.

Outside, the property benefits from gardens to both the front and rear. The front garden provides a lovely spot to sit and enjoy a morning coffee whilst taking in the views, while the separate rear garden is accessed via a short pathway. Fully enclosed and private, the rear garden offers a peaceful outdoor space with ample room for planting and growing vegetables, alongside areas ideal for relaxing and enjoying the garden.

AGENTS NOTE

Please note - The main photo has been edited to remove the scaffolding from the neighbouring property.

DIRECTIONS

The property is most easily found by leaving the Stroud office in the direction of the M5 Motorway. Take the Ebley bypass at Sainsburys and at the traffic lights, turn left signposted to Kings Stanley and Leonard Stanley. After a short distance, take the turning on the right into Brockley Road and at the end of this, turn right onto Bath Road. Continue out to the edge of the village where the property can be found on the right hand side.

LOCATION

The local countryside is criss-crossed by public footpaths, including The Cotswold Way, the lanes are popular with cyclists and for golfers there are a number of challenging courses in the vicinity.

The village has good local facilities including a convenience store, a Co-op and The Rest cafe, along with the local farm supplying a milk vending machine just a short walk away in the centre of the village. Almost anything else can be obtained in Stroud which has a large Waitrose and three other supermarkets, an award winning Farmers' Market and a wide range of independent retailers.

Leonard Stanley has its own popular Primary School and there is also a good choice of secondary schools locally including Stroud High School and Marling in Stroud (both grammar schools) and Wycliffe College, just down the road at Stonehouse.

Within about two hours of London by car or 90 minutes from Stroud's mainline station, the village is also ideally located for accessing the M5 at junction 13 (Bristol or the West Midlands).

50 Seven Waters, Leonard Stanley, Stonehouse, Gloucestershire

	Approximate IPMS2 Floor Area
House	71 sq metres / 764 sq feet
(Includes Limited Use Area	7 sq metres / 75 sq feet)

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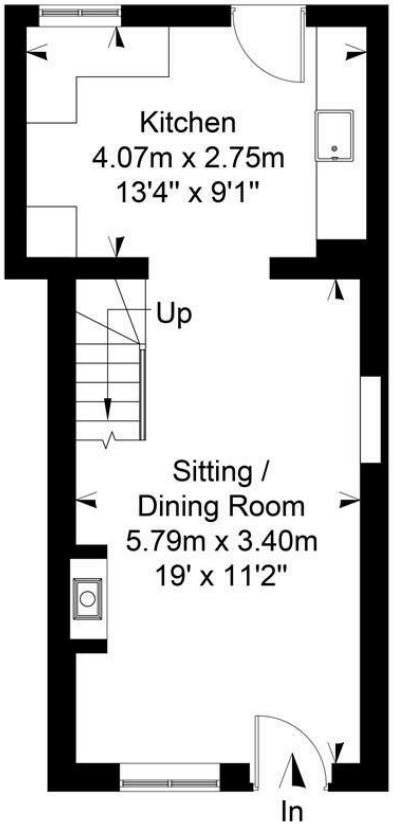
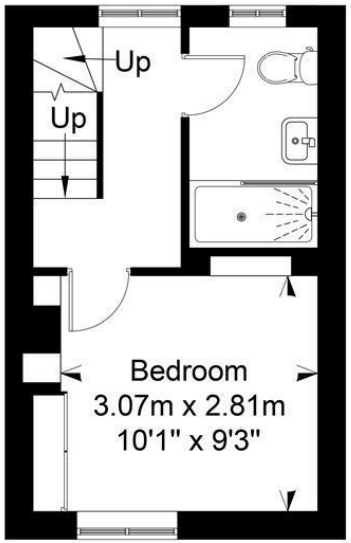
07890 327 241
Job No SP4204
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

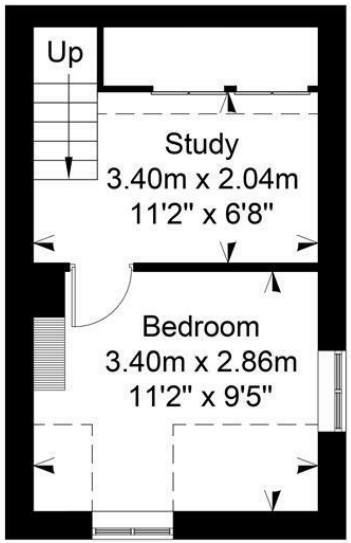
= Limited Use Area



Ground Floor



First Floor



Second Floor

SUBJECT TO CONTRACT

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TENURE
Freehold

EPC
D

SERVICES
Mains gas, electricity, water and sewerage. Gas central heating. Stroud District Council Tax Band C (£2,147.89 2026/27) Ofcom Checker: Broadband - Ultrafast 10,000Mbps Mobile Coverage: EE/3/Vodafone/O2 all good.

For more information or to book a viewing please call our Stroud office on 01453 755552