



Seven Waters, Leonard Stanley, Stonehouse, GL10 3LN
Offers Over £750,000

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This well presented and cared for detached family home, currently listed for sale, is a perfect home for families. With a large garden, extending behind neighbouring gardens and overlooking fields, this property offers a tranquil and scenic environment. The house is conveniently located near local amenities and reputable schools, making it a sought-after location. The house boasts 4 bedrooms, 2 bathrooms, 3 reception rooms, and a kitchen breakfast room. Also a utility room, entrance porch and hallway and a downstairs WC. The master bedroom features an en-suite, built-in wardrobes, and provides a delightful view over the garden and fields beyond. The second bedroom, a double, also offers captivating views over the garden and field. The fourth bedroom is designed with built-in wardrobes and also enjoys the same view. The kitchen breakfast room, is designed for those who love to cook and entertain. The sitting room complete with a fireplace and coal effect gas fire, provides access to the recently added garden room, making it a perfect place for relaxation or entertainment. The second reception room is used as a dining room, and there is a perfectly suited study or play room providing access to the garage. A well balanced family home With ample space both inside and out, this property provides a perfect blend of comfort and convenience.





Amenities

Leonard Stanley has a thriving primary school nearby, a local church and playing fields whilst local shops can be found in adjoining Kings Stanley. These include a useful Cooperative grocery store and post office. There is also easy road access to Stonehouse, Stroud and J13 of the M5, and open countryside is equally available with nearby views of the Cotswold Hills and ample country footpaths nearby to enjoy.

Porch

Double glazed front door with glass panel along side. Tiled floor, double glazed door with glass panel leading into the hallway. Light, electricity meter.

Hallway

Parquet flooring, 2 radiators, coving, staircase to the first floor.

WC

A white suite comprises: A wc, pedestal basin, stainless steel heated towel rail, opaque double glazed window, coving, fully tiled walls.

Study/Play Room

11'6" x 11'1"

Double glazed window to the front, radiator, coving, door into the hallway and door to the double garage.

Kitchen Breakfast Room

12'6" x 11'3"

With a matt range of ivory coloured wall and base units with wood effect worktops



over. Under cupboard lighting, 1 1/2 bowl stainless steel sink unit, 4 ring gas hob and a slide & hide oven. Double glazed window to garden and field beyond, additional double glazed window, plumbing and space for a dishwasher, recessed led lights, built-in refrigerator, double radiator, Karndean flooring.

Utility

7'4" x 7'0"

A selection of wall and base units with worktop space over. Double glazed external door, stainless steel sink, wall mounted gas fired boiler, space and plumbing for a washing machine, coving.

Sitting Room

23'5" x 12'4"

Double glazed window to the front, double glazed patio door to garden room, 2 radiators, coving, wall up lights, coal effect gas fire to a Hampton stone fire surround with elm mantle over.

Garden Room

10'7" x 9'1"

A wonderful addition to the property overlooking the garden and fields beyond. Tiled floor, double glazed French doors and windows onto the garden. Recessed lighting, pitched roof with two glass roof inserts.

Dining Room

12'6" x 8'9"

Double glazed window overlooking the garden, radiator, coving.



Landing
Double glazed window over the staircase, loft access, coving, shelved linen cupboard.

Master Bedroom
12'5" x 8'5" x 15'0" x 13'0"
Built-in triple mirror fronted wardrobes, double glazed window with view over garden and field beyond. Radiator, door to ensuite.

Ensuite
Comprising a WC, pedestal basin, shaver point, shaver light and point, frosted double glazed window, radiator, fully tiled walls. Shower enclosure to right hand side of basin.

Bedroom 2
12'5" x 9'5"
Double glazed window with views, Radiator, coving, measurements not including the door recess.

Bedroom 3
12'5" max x 10'5" max
Double glazed window to front, coving, radiator.

Bedroom 4
9'2" x 6'4" to front of wardrobes
Double glazed window with view over garden and field, radiator, coving, wall to wall mirror fronted wardrobes with hanging and shelving.



Family Bathroom
8'6" x 7'6" max
Panelled bath with shower over, wc, pedestal basin, coving, shaver light and point, double radiator, frosted double glazed window.

Outside

Front Garden
Located alongside the garage and approached through a wooden arbour. A well planted and sculpted garden with a variety of shrubs and plants interspersed with stones. Within a hedged boundary offering a good deal of privacy.

Driveway
The house is approached via a 5 bar gate providing off-road parking for many cars in front of the house and double garage. Established Borders and brook run alongside to the left of the drive. Lights can be found to the front of the garage and the gravel drive extends to the left of the house to meet the rear garden.

Double Garage
18'7" x 18'2"
Wide up and over door, double glazed window, door to rear garden, access to loft storage, light and power. Door to study.

Rear Garden
A large garden can be found to the rear with a brook which runs along side and



around to the left and behind the garden. The garden enjoys an open aspect over fields. There are 2 patio areas divided by a grassed area with well planted borders running alongside. The pathway leads to the side of the property giving access to the utility and personal door into the double garage. There is also an outside tap. Part way down the garden is a large wooden shed with light and power, to the right a greenhouse with power. The lawn extends to meet the brook at the rear and a hexagonal seating gazebo. A further raised seating area divides the main lawn from the orchard with mature fruit trees and vegetable beds and a specimen rare acer griseum (paper bark maple) tree.

Tenure
Freehold

Council Tax Band
Band F

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British Property Awards GOLD Again!

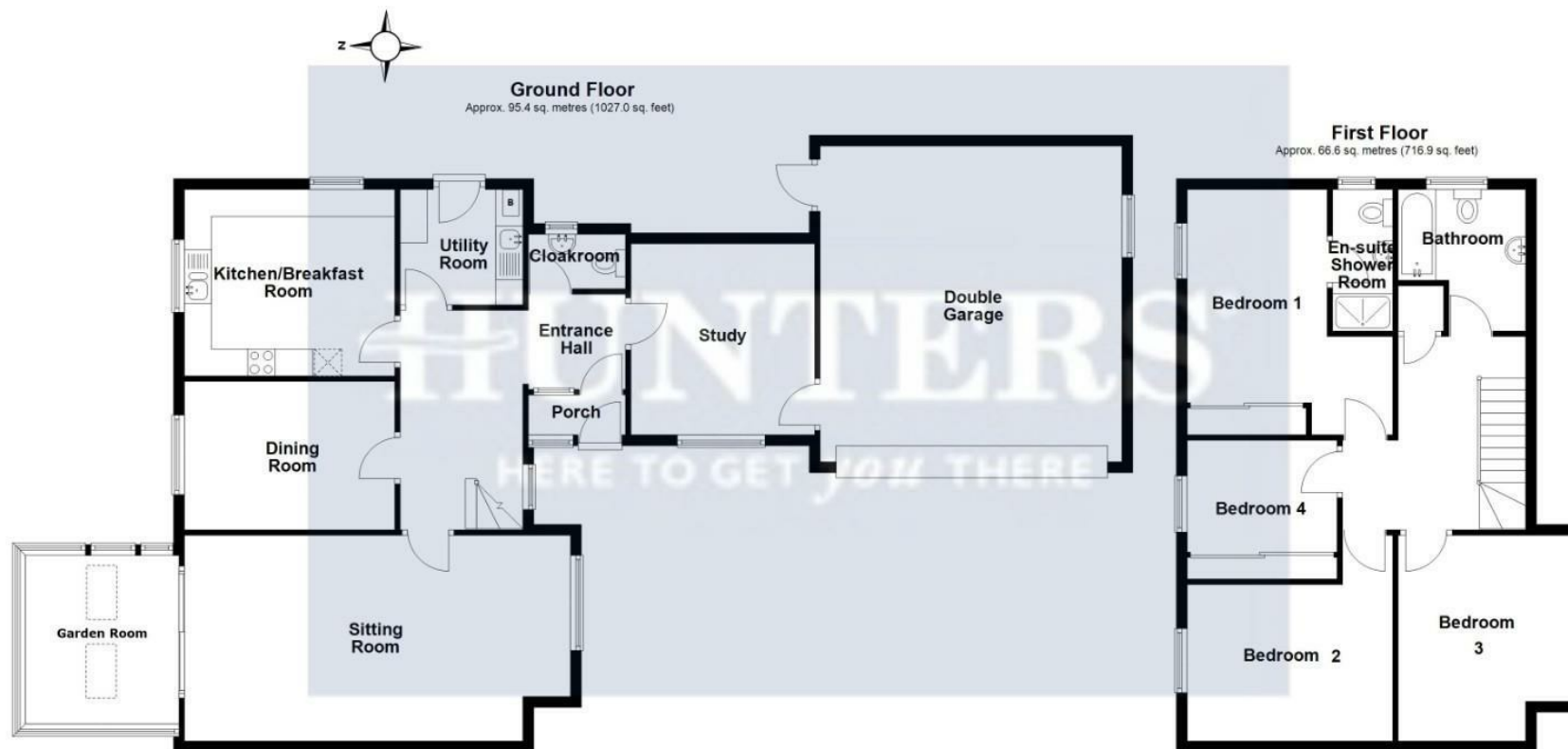
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	74
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Total area: approx. 162.0 sq. metres (1743.9 sq. feet)

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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