

HILLFIELD HOUSE,
DENMARK ROAD, GLOUCESTER, GLOUCESTERSHIRE, GL1 3HW.

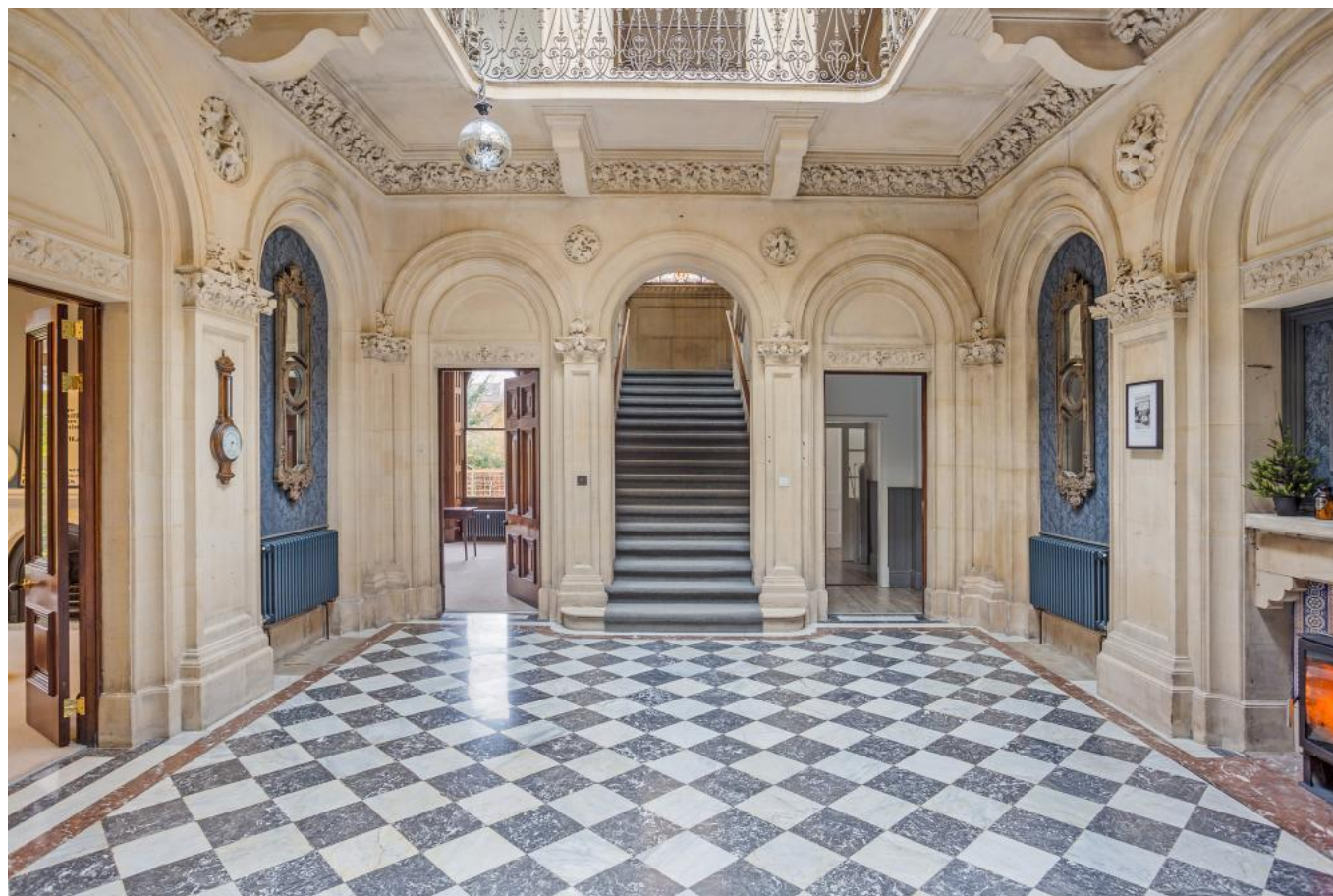
 Charles Lear

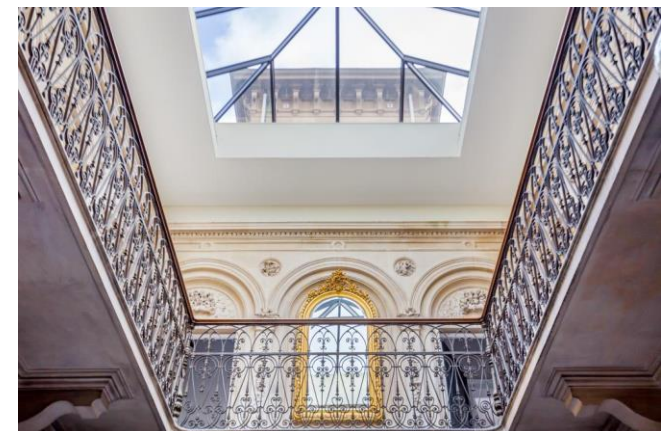


HILLFIELD HOUSE, DENMARK ROAD

Dating from c.1867 this magnificent Grade II listed villa stands behind electric gates abutting beautiful parkland offering substantial living accommodation laid out over four floors in excess of 10,000 sq.ft. Formerly the Trading Standards offices this unique residence was comprehensively refurbished within the last nine years and recently has had the benefit of a new roof and atrium.

A totally unique residence of vast proportions oozing with period style, abutting open parkland yet situated close to the centre of the cathedral city of Gloucester. Hillfield House is steeped in history, constructed c.1867 by master builder Albert Estcourt on the site of a former classical 1820s villa for Charles Walker, a local timber merchant, to be used as his family home. After his tenureship ended Hillfield House has had various uses including a wartime hospital, a diocesan Church House, a driving test centre and later used by Trading Standards as their offices. In 2014 the property was purchased and a challenging and wide ranging program of modernisation was undertaken to restore this Palladian mansion and convert it back into a family home. On the ground floor the property overflows with reception rooms all set around or off a gigantic double height reception hall complete with plasterwork mouldings, Doric pillars and a fireplace. A wide cantilevered staircase leads to a galleried landing with a loggia with intricate stained glass picture windows commissioned by Charles Walker depicting the war of the barons. Off the landing there are six bedrooms and three bath/shower rooms, the principal suite benefits from a dressing room and beautifully appointed bathroom with a free-standing bath and in addition, there is a games room large enough for a pool table. The property even offers a tower providing far reaching views across the city. The lower ground floor offers excellent storage, comprising of four cellars, whilst ancillary accommodation, ideal for letting, can be found at the rear of the property. Externally there are compartmentalised gardens, a large rear parking area, garaging, and there is the scope to create additional accommodation subject to planning.





SITUATION

Set back from the road behind electric gates leading to a circular drive, this spectacular property is situated on one of the city's finest roads which comprises of a number of significant dwellings. Conveniently located within walking distance of Denmark Road High School for Girls, the vibrant city centre, Gloucester Cathedral and the docks the property is also in a favourably placed for access to the main transport networks including Gloucester train station. The property sides onto Hillfield Gardens, which were formerly the grounds of Hillfield House providing a very pleasant walk whilst Gloucester Royal Hospital is also nearby.

SERVICES

Mains water, electricity, gas and drainage are connected to the property.

Local Authority:

Gloucester City Council: 01452 396396.

Council Tax Band: (H) – £3681.78(2023/2024).

EPC: Exempt

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

