



**Newark House, Hempsted GL2 5JR**  
**£550,000**





## Newark House, Hempsted GL2 5JR

- No onward chain
- Grade II listed characterful Georgian family home with period features throughout
- Four double bedrooms with en-suite to master
- Generous & flexible living accommodation provided throughout
- Double garage with parking to the front & side
- Kitchen appliances included
- Private & peaceful garden adjacent to the property
- Far reaching Countryside views with pleasant walks within close proximity
- Situated in an elevated position within the popular village of Hempsted
- Gloucester City Council - Tax Band E (£2,736.28 per annum) 2025/2026

**£550,000**

### Entrance Hallway

Step into the beautiful grand entrance hallway which provides access to all the ground floor living accommodation, as well as access to the stairwell leading to the first floor and the cellar below. Convenient space is provided for shoes and coats whilst also giving space for additional storage or seating if required.

### Kitchen

The stylish kitchen benefits from a blend of both modern and character features in-keeping with the age of the property. Solid wood block work surfaces provide ample worktop space with storage above and below. The worktops extend to create a breakfast bar with a convenient seating area. Freestanding appliances to include Smeg range induction hob/cooker. Plumbing for Miele dishwasher and Miele automatic washing

machine. Freestanding Samsung fridge/freezer. Dual aspect views from the kitchen are provided from the two sash windows, in addition to access to the living room.

### Living Room

The characterful living room benefits from original period features such as picture rails and high ceilings with two sash windows allowing an abundance of natural light into the room. Parquet flooring flows throughout the generous sized room with working log burner creating a cosy feel to the room throughout the winter months. 65 Inch wall mounted Tv included.

### Dining Room

Located across the hallway opposite the kitchen, the dining room benefits from exposed wood flooring, a feature fireplace and two sash windows allowing light into the room.



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### **Downstairs W.C**

Situated beneath the stairwell, the modern cloakroom comprises of W.C, wash hand basin and window with frosted glass.

### **Cellar**

The doorway beneath the stairwell provides access down to the spacious cellar. The room has the potential to be converted to an ideal home office or games room if required.

### **Landing**

A generous sized landing, with large window overlooking the rear courtyard, provides access to all four bedrooms, family bathroom, two built-in storage cupboards and the loft above.

### **Master Bedroom**

The generous sized double bedroom offers beautiful far reaching Countryside views across the open meadows. With a well-appointed en-suite, the room is large enough for a dressing area to be created if desired.

### **En-Suite**

Shower room comprising of W.C, wash hand basin and shower cubicle.

### **Bedroom Two**

Double bedroom with dual aspect windows showcases views across the

meadows as-well as views towards Robinswood Hill in the distance.

### **Bedroom Three**

Double bedroom with sash window overlooking the side aspect and built-in wardrobe.

### **Bedroom Four**

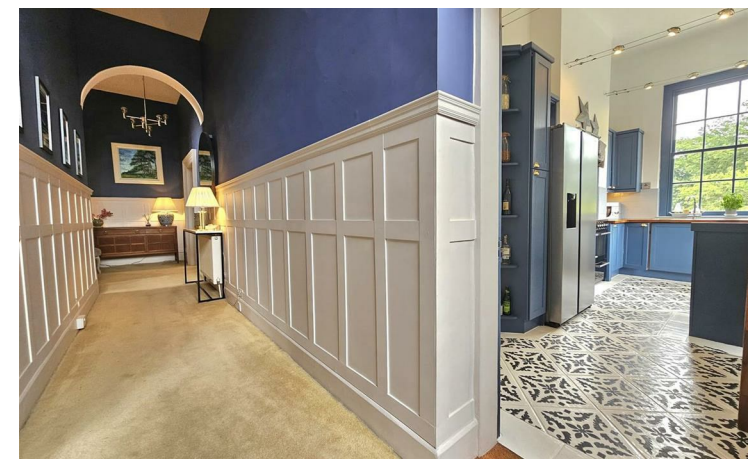
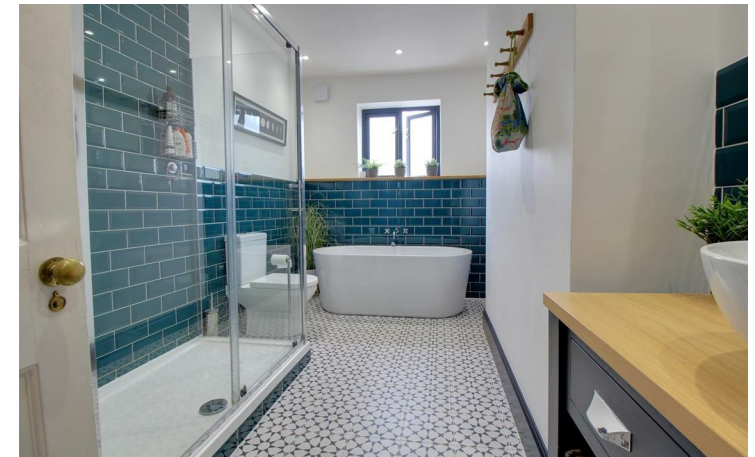
Double bedroom with sash window overlooking the side aspect.

### **Family Bathroom**

Recently refurbished by the present owners, the stylish and modern family bathroom comprises of wash hand basin with storage below, W.C, bath, shower cubicle and window with frosted glass.

### **Outside**

A Private driveway leads to the grounds of Newark house. A double garage benefitting from electricity is located opposite the entrance of the property. It is accessible from a personal use door to the side and two sets of double wooden doors to the front. Two parking spaces for the property are in-front of the garages with a third to the side. Adjacent to the property, a private and mature garden is found enclosed with large hedgerows and fencing. The garden itself is mainly laid to lawn with patio area creating a convenient seating for entertaining guests or alfresco dining throughout the summer months.





## Location

The property is located within heart of the highly desired Hempsted village, with a village store and post office and bus routes into the city, this peaceful location is sought after by both families and retired purchasers. There is convenient access to the M5 motorway and to amenities within the city centre, as well as being enviably close to Gloucester Docks and the Quays

Designer Outlet and Leisure Quarter where a variety of restaurants and bars can be found, along with a state of the art cinema complex and a 24 hour gym.

## Material Information

Tenure: Freehold. Grade II listed.

Local Authority and Rates: Gloucester City Council - Tax Band E (£2,736.28 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

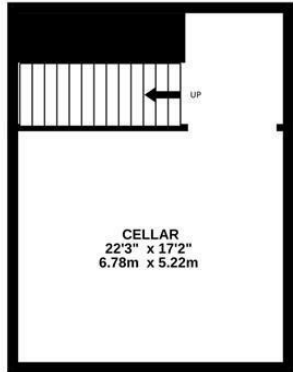
Heating: Gas central heating.

Broadband speed: Basic 9 Mbps, Superfast 50 Mbps download speed.

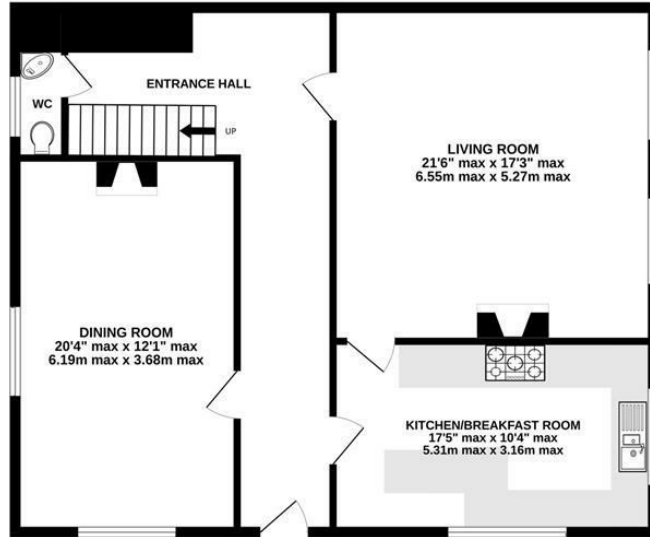
Mobile phone coverage: EE, Three, O2, Vodafone.



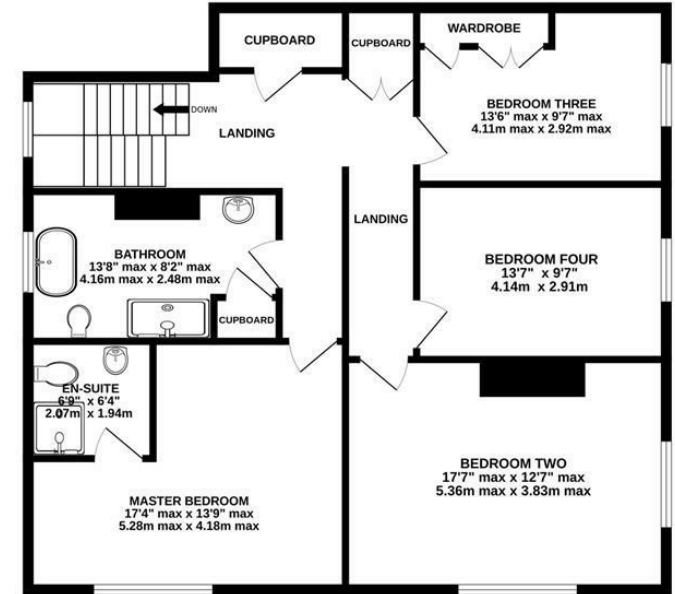
CELLAR  
268 sq.ft. (24.9 sq.m.) approx.



GROUND FLOOR  
955 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR  
1042 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA : 2265 sq.ft. (210.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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